

MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
DECEMBER 13, 2018 at 5:30 P.M.
AUDITORIUM

1. Roll Call

Board Members

Robert Donaldson (late arrival)*
Amy Haney, Vice Chairman
David Maniet
David Robar, Chairman
John Waddell

Others

Alex Harnocz, Planner, Board Secretary
Michael Molinski, City Architect
Bryce Sylvester, Director, Planning and Development

2. Approve the minutes of the November 8, 2018 Meeting

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the minutes of the November 8, 2018 Meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

Mr. Harnocz read the Opening Remarks into record.

Mr. Donaldson arrived for the meeting and joined his fellow Board members at their table.*

Items 17, 18, 19 and 20 were Summary Approved at the pre-review meeting on December 6, 2018. A motion and a second are needed for approval.

SUMMARY APPROVED

SIGN REVIEW

17. Docket No. 12-138-18

12005-07 Detroit Avenue
Sugar Bar, Inc.

- () Approve
() Deny
() Defer

Sarah Herbst
Sugar Bar, Inc.
29614 Foote Road
Bay Village, Ohio 44140

Applicant proposes signage for a new tenant. (Page 72)

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request. All of the members voting yea, the motion passed.

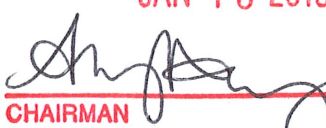
18. Docket No. 12-139-18

14233 Detroit Avenue
Chronic Tattoo

City of Lakewood
Architectural Board of Review
Approved as set forth in the minutes

- () Approve
() Deny
() Defer

Anthony DeRigo
Chronic Tattoo
179 Nottingham Drive
Elyria, Ohio 44035

of JAN 10 2019 meeting.

CHAIRMAN

Applicant proposes signage in the sign band. (Page 82)

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** the request. All of the members voting yea, the motion passed.

19. **Docket No. 12-140-18**

**15613 Detroit Avenue
Fetch & Company**

- () Approve
- () Deny
- () Defer

Abigail Markiewitz
Fetch & Co.
5270 West 228th Street
Fairview Park, Ohio 44126

Applicant proposes a blade sign on front of the building. (Page 88)

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request. All of the members voting yea, the motion passed.

20. **Docket No. 12-141-18**

**14005 Madison Avenue
Lucas Auto Center**

- () Approve
- () Deny
- () Defer

Bob Kunzen
Brilliant Electric Sign Co.
4811 Van Epps Road
Brooklyn Heights, Ohio 44131

Applicant proposes the installation of one internally-illuminated LED wall sign, replaces the existing. (Page 91)

A motion was made by Mr. Robar, seconded by Mr. Donaldson to **APPROVE** the request. All of the members voting yea, the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4. **Docket No. 09-95-18**

C

**14519 Detroit Avenue
One Lakewood Place**

- () Approve
- () Deny
- () Defer

George Papandreas, Exec. V. P.
Carnegie Management and Development Corp.
27500 Detroit Road, Suite 300
Westlake, Ohio 44145

Applicant proposes a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces. This item was deferred from the September, October, and November meetings. (Page 6)

Administrative staff ("staff") stated the preliminary plan was approved by the Planning Commission ("PC") at its December 6, 2018 meeting and outlined the processes that were necessary for ABR approval. Staff proposed a deferral to allow time to finalize the project.

George Papandreas, Carnegie Management and Development Corp., Greg Soltis, RDL Architects, Marie Dowling, Behnke Associates, and Meg Kavourias, RDL Architects were present to explain the request.

Board members, applicant and representatives discussed various aspects. The members said the preliminary plans were proceeding in the right direction. Conversation continued about the green space details of the public space, water feature, sign placement, end trellises, the stage area, accessibility of pedestrians and vehicles during events, access to and viability of the retail stores, include children play in the design, jewel boxes, sight line of the Curtis Block building. They discussed the building massing, setbacks, the developer's sensitivity to the neighbors' comments, green space for the residents, et cetera.

A motion was made by Mr. Robar, Seconded by Ms. Haney to **DEFER** the item until the meeting on January 10, 2019. All of the members voting yea, the motion passed.

BOARD OF BUILDING STANDARDS

Drew Gatliff, RCO Limited
RCO Limited
1062 Ridge Street
Columbus, Ohio 43215

ARCHITECTURAL BOARD OF REVIEW

Drew Gatliff, RCO Limited
RCO Limited
1062 Ridge Street
Columbus, Ohio 43215

SIGN REVIEW

Drew Gatliff
RCO Limited
1062 Ridge Street
Columbus, Ohio 43215

Page 3 of 8

building, as disclosed at the December 6, 2018 PC meeting. The site plan and building design were good, the landscaping design was exceptional, but more detail is needed in order to approve the signage.

A motion was made by Mr. Robar, Seconded by Mr. Maniet to **DEFER Docket No. 09-107-18-B** until the meeting on January 10, 2019. All of the members voting yea, the motion passed.

A motion was made by Mr. Robar, Seconded by Ms. Haney to **APPROVE Docket No. 09-107-18-A** with the following condition(s):

- The front patio railing is black.

All of the members voting yea, the motion passed.

A motion was made by Mr. Robar, Seconded by Mr. Donaldson to **DEFER Docket No. 09-107-18-S** until the meeting on January 10, 2019. All of the members voting yea, the motion passed.

REQUEST FOR MODIFICATIONS ARCHITECTURAL BOARD OF REVIEW

8.	Docket No. 10-112-18	R	1503 Mars Avenue
	() Approve		Mike Majeski
	() Deny		1482 West 116th Street
	() Defer		Cleveland, Ohio 44102

Applicant proposes to change porch railing from spindles to solid cedar shake wall of same height. This item was deferred from the October and November meetings. (Page 23)

Mike Majeski, applicant was present to explain the request.

The members asked for specifics such as piers, supports, et cetera.

Public comment was closed. Staff liked the design. Discussion continued about dimension of the wood slats.

A motion was made by Mr. Robar, Seconded by Ms. Haney to **APPROVE** flat board design. All of the members voting yea, the motion passed.

9.	Docket No. 11-124-18	R	13919 Lake Avenue
	() Approve		Amer Abuaun
	() Deny		2029 Belle Avenue
	() Defer		Lakewood, Ohio 44107

Applicant proposes to install a partial driveway and turn-around to create a circular driveway. This item was deferred from the November meeting. (Page 27)

The applicant requested a deferral, as per communication with the staff.

A motion was made by Mr. Robar, Seconded by Ms. Haney to **DEFER** the item until the meeting on January 10, 2019. All of the members voting yea, the motion passed.

11.	Docket No. 11-127-18	C	15625 Detroit Avenue NCR Ventures (Next Cool Restaurant)
	() Approve		Richard E. Siegfried, AIA, NCARB
	() Deny		RSA Architects LLC

10 N. Main Street
Chagrin Falls, Ohio 44022

Richard E. Siegfried, RSA Architects LLC, applicant was present to explain the request.

A motion was made by Mr. Robar, Seconded by Mr. Maniet to **APPROVE** the request with the following condition(s):

- All of the members voting yea, the motion passed.

Ray Gunter, Smooth Transformation, applicant was present to explain the request.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

Page 5 of 8

Public comment was closed. Staff asked for the members' opinions about the building material changes.

A motion was made by Mr. Robar, seconded by Mr. Donaldson to **APPROVE** with the following condition(s):

- Three-sided mechanical screen on the west roof.
- The wood on the concession area would coordinate with the horizontal fence.
- The outdoor bar brick work (slide to be added for record).

All of the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

12.	Docket No. 12-133-18	R	1075 Cliffdale Avenue
	() Approve		Shawn Dooley
	() Deny		Dooley Concepts LLC
	() Defer		10601 Fidelity Avenue
			Cleveland, Ohio 44111

Applicant proposes to change wrought iron rails and post to white PVC rails and post. (Page 43)

Shawn Dooley, Dooley Concepts LLC, applicant was present to explain the request.

The members had no issues with the proposal.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

13.	Docket No. 12-134-18	R	2091 Lakeland Avenue
	() Approve		Vince Monachino
	() Deny		Monachino Builders LLC
	() Defer		1448 Robinwood Avenue
			Lakewood, Ohio 44107

Applicant proposes the construction of a new single family residence and detached garage. (Page 48)

The applicant requested a deferral, as per communication with the staff.

A motion was made by Mr. Robar, Seconded by Ms. Haney to **DEFER** the item until the meeting on January 10, 2019. All of the members voting yea, the motion passed.

14.	Docket No. 12-135-18	R	1612 Orchard Grove Avenue
	() Approve		Thomas Meyer
	() Deny		Scalish DesignBuild
	() Defer		13316 Madison Avenue
			Lakewood, Ohio 44107

Applicant proposes the exterior and interior renovation of an existing city-owned home. (Page 53)

Chuck McGettrick, architect for the project was present to explain the request.

The members said the detail was great, the proposal was done nicely. Public comment was closed. Staff said the home would target low to moderate income buyers and would be ADA accessible.

- Lattice is used under the steps.

15. Docket No. 12-136-18 R 1253 St. Charles Avenue

Gregory Noeth
Gregory Noeth Architect
1790 Saratoga Avenue
Cleveland, Ohio 44109

- () Approve
- () Deny
- () Defer

Megan Robinson
Blossom Cleveland LLC
2056 Atkins Avenue
Lakewood, Ohio 44107

Applicant requests a variance for more than four colors, pursuant to section 1329.05(b) – design standards. (Page 98)

Megan Robinson, Blossom Cleveland LLC, applicant was present to explain the requests.

The members liked the design. Staff was not concerned about percentage of window coverage.

A motion was made by Mr. Robar, seconded by Mr. Donaldson to **APPROVE Docket No. 12-142-18-A and Docket No. 12-142-18-B** as presented. All of the members voting yea, the motion passed.

Mr. Molinski and Mr. Harnocz thanked Mr. Robar for his years of service on the board.

ADJOURN

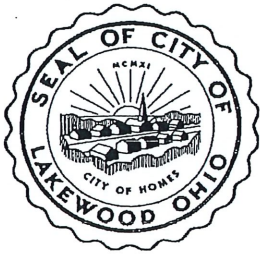
A motion was made by Mr. Robar, seconded by Ms. Haney to **ADJOURN** at 8:41 p.m. All of the members voting yea, the motion passed.

for Chairman
AG

Signature

1/14/2019

Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Ben Hubert
2. GREG SUTIS
3. Drew Catliff
4. Mike Majors
5. Rick Suter
6. GREG ERNST
7. Shawn Dooly
8. CHUCK McETRICK
9. Frank Daulton
10. Morgan
- 11.

1. Ben Hubert
2. Greg Suter
3. Drew Catliff
4. Mike Majors
5. Rick Suter
6. Greg Ernst
7. Shawn Dooly
8. C.A. McEtrick
9. Frank Daulton
10. Morgan
- 11.

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, December 13, 2018

From: Autumn Mauer [<mailto:amauer17@yahoo.com>]

Sent: Tuesday, December 11, 2018 9:57 PM

To: Milius, Katelyn

Subject: Raising canes

Hi Katelyn!

I have spoken to a good majority of my neighbors and we still have such an issue with a drive through being on our street. We are a dead end and should be able to access free and clear our street with ease. I know the owner or R.C. is consumed with the idea of potential profits in a walkable city (evident of his demeanor this past meeting) but this street is just not a fit.

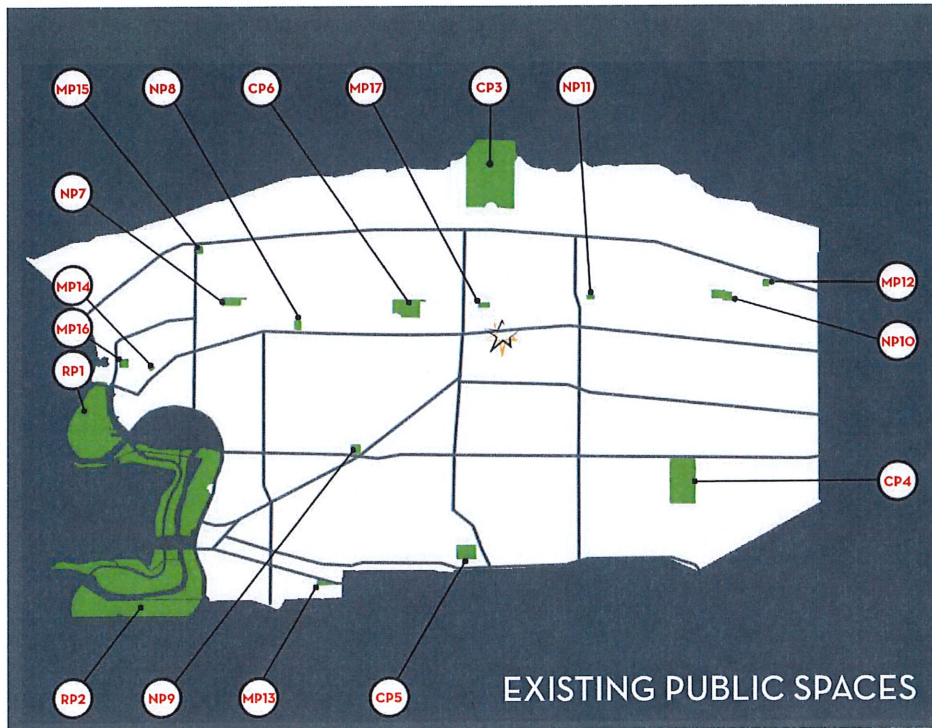
If it were to not have a drive through I don't think it would nearly be an issue it is now. Ideally no, we don't want to live next to a fast food place and have the smell of grease etc. but the drive through impacting our only way in and out is of great concern.

Do you have by chance Bryce's email or the other members in the council/ board to communicate our concerns? I have an issue with public speaking and can not articulate my thoughts well during these meetings. Thank you so much I appreciate everything you have done to share information with us.

- 1 plaza
- 2 updated site plan & massing study
- 3 residential liner buildings

AGENDA

PLAZA



REGIONAL PARK

- RP1 Rocky River Reservation
- RP2 Cleveland Metroparks

COMMUNITY PARK/REC CENTERS

- CP1 Lakewood Park
- CP2 Madison Park
- CP3 Winterhurst
- CP4 Kauffman Park

NEIGHBORHOOD PARKS

- NP1 Webb Park
- NP2 Edwards Park
- NP3 Wagar Park
- NP4 Cove Park
- NP5 Merl Park

MINI PARKS

- MP1 Clifton Prado
- MP2 Niagra Park
- MP3 Park Row Park
- MP4 Celeste Park
- MP5 Sloane Park
- MP6 City Center Park

behnke
LANDSCAPE ARCHITECTURE

CARNEGIE
ARCHITECTS

RDL
ARCHITECTS



Should be

- ✓ Adaptable & flexible
- ✓ Focused on active living
- ✓ Designed for everyday use
- ✓ Designed with elements for parents and children alike
- ✓ Inclusive of public art
- ✓ Food truck friendly
- ✓ Designed for all seasons
- ✓ Simple, high quality design

Should not

- ✗ Include too much fencing
- ✗ Include only permanent fixtures

behnke
LANDSCAPE ARCHITECTURE

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Should be...

- ✓ Community centered
- ✓ Designed for families
- ✓ Designed for kids to play
- ✓ Designed with smaller environments in the larger plaza
- ✓ Designed with greenspace
- ✓ Designed with a water feature
- ✓ Wheelchair accessible
- ✓ People-centric to de-emphasize traffic and driving
- ✓ A place worth traveling to and through

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LANDSCAPE ARCHITECTURE

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COMMUNITY DEVELOPMENT

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Comp

PERK PARK

SIZE: 1 acre

LOCATION: East 12th Street & Chester Avenue

DATE: 1972, updated in 2012.

CONCEPT: "forest and meadow"

FEATURES:

- shade trees
- grassy lawn
- planted mounds
- wide-open lawn
- sculptural knoll
- clear lines of sight
- secluded seating areas embedded in a grove of honey locusts
- arcaded percola aligned to contextual buildings
- grid of light wands
- multitextured ground surfaces
- multiple seating options

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LANDSCAPE ARCHITECTURE

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COMMUNITY DEVELOPMENT

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Comp

PERK PARK

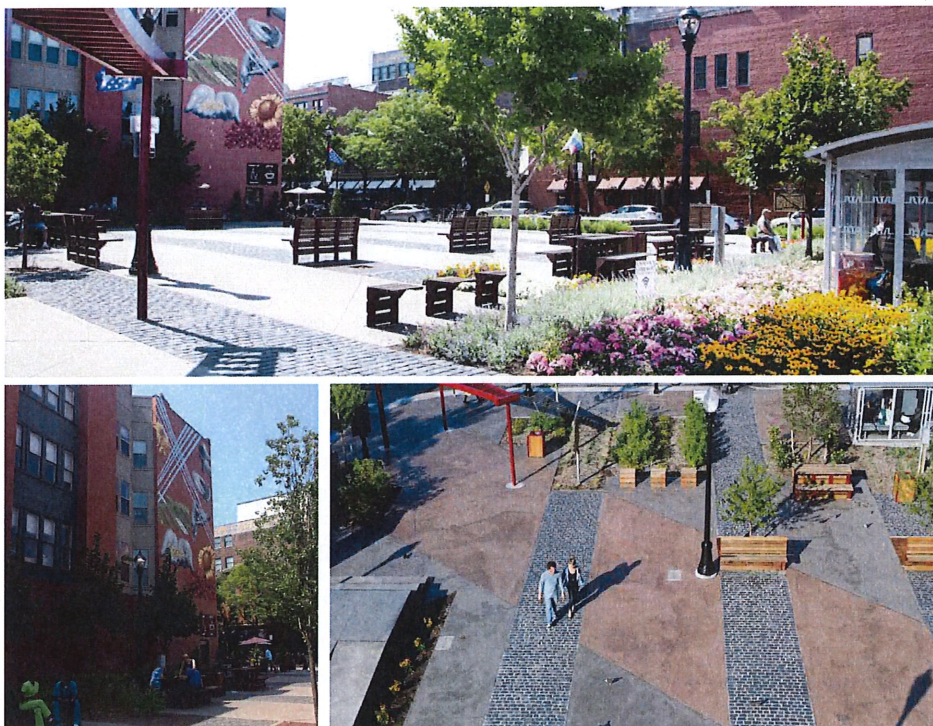
SIZE: 1 acre

ONE LAKEWOOD PLAZA SIZE: .5 acres

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LANDSCAPE ARCHITECTURE

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Comp

MARKET SQUARE

SIZE: .5 acres

LOCATION: West 25th St. & Lorain Ave.

DATE: 1840 site of Pearl Market, 1912 became Market Square, Updated in 2012

CONCEPT: "harvest market"

FEATURES:

- large central plaza
- performance stage
- public art
- clear lines of sight
- gateway elements
- multicolored ground surfaces
- multiple seating options

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LANDSCAPE ARCHITECTURE

CARNEGIE
ARCHITECTS

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ASPIRATIONAL GOALS

- ✓ rediscover and reclaim the public realm
- ✓ benefit Lakewood:
socially, culturally and economically
- ✓ the center of urban life

SPECIFICS

- | | |
|---|---------------------------------|
| ✓ all people, all times of the year | ✓ beautiful |
| ✓ vibrant, inclusive, adaptable | ✓ attractive and competitive |
| ✓ high performance | ✓ people-centered |
| ✓ planned, all space considered | ✓ innovative, interactive & fun |
| ✓ interact with people and surroundings | ✓ WIFI |

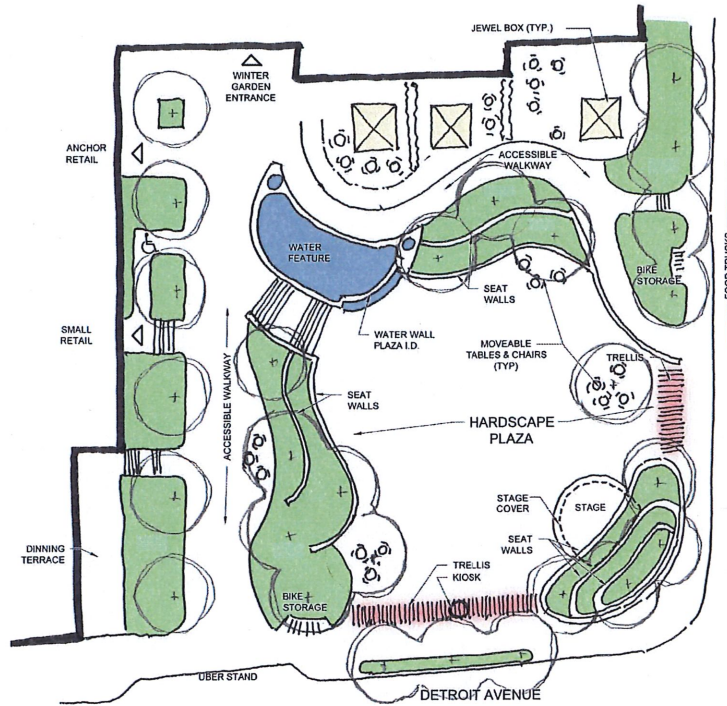
PURPOSE

- ✓ Create an outdoor “living room” for the community and serve as the finest urban plaza space in the city.

MISSION STATEMENT

- ✓ One Lakewood Plaza will be the urban square of Lakewood, serving all of its residents at all times of the year, as the center for community events and gatherings, and as a place for everyday use.

One Lakewood Plaza will be Lakewood’s outdoor living room.



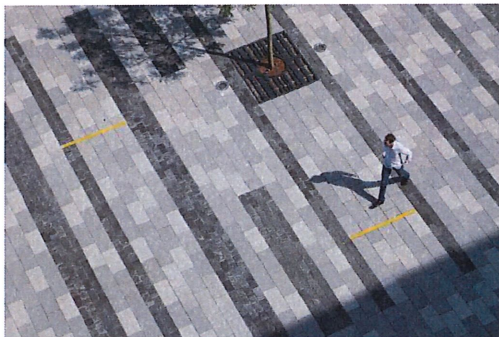
Conceptual Site Plan

- Large hardscape plaza, surrounded by softscaped areas
- Combination of formal and organic forms
- Focal features include a stage and a water feature
- Trellised gateway entries and buffering
- Elevated dining areas
- Accessible route
- Multiple seating options
- Moveable furniture

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LANDSCAPE ARCHITECTURE

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Material Concepts

- texture
- color
- variation
- hardscape and softscape

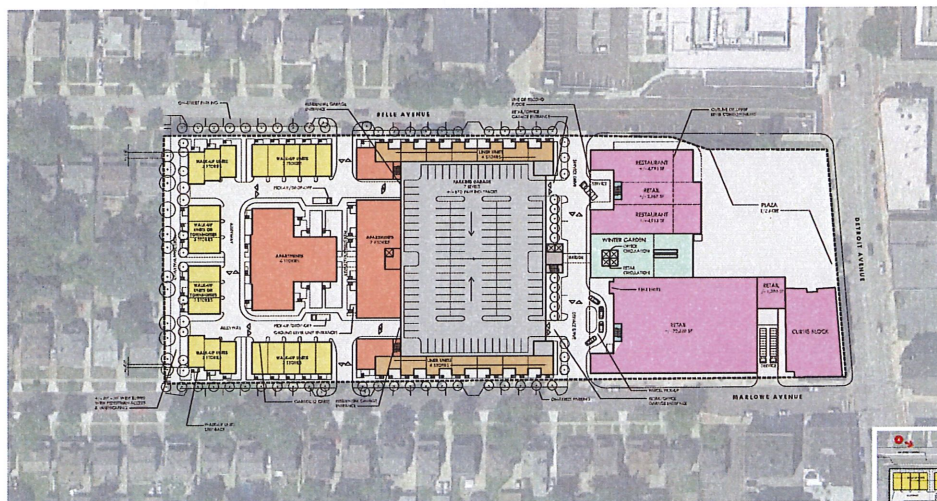


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UPDATED SITE PLAN & MASSING STUDY



Site Plan

REVISED SITE PLAN

- Southern buffer
- Apartment building height
- Walk-up units setback

RESIDENTIAL

APARTMENT LINER UNITS:
14 BUILDINGS, 4 FLRS : 42 UNITS

APARTMENT UNITS:
1 BUILDING, 3-7 FLRS : 118 UNITS

WALK-UP OR TOWNHOME BUILDINGS:
22 BUILDINGS, 3 FLRS : 38 - 44 UNITS

CONDO UNITS:
1 BUILDING, 3-4 FLRS (OVER THE OFFICE): 12-16 UNITS

TOTAL: 210 - 220 UNITS

COMMERCIAL

RETAIL/RESTAURANTS/FITNESS CENTER
84,175 SF

OFFICE
138,000 SF

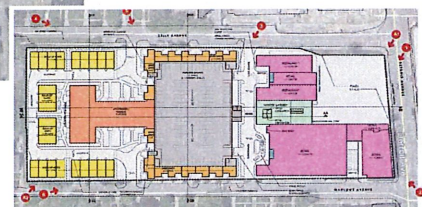
WINTER GARDEN

PARKING

870 GARAGE SPACES
36 ON-STREET SPACES
44 PRIVATE GARAGE SPACES FOR THE WALK-UPS

TOTAL 950 SPACES PROVIDED

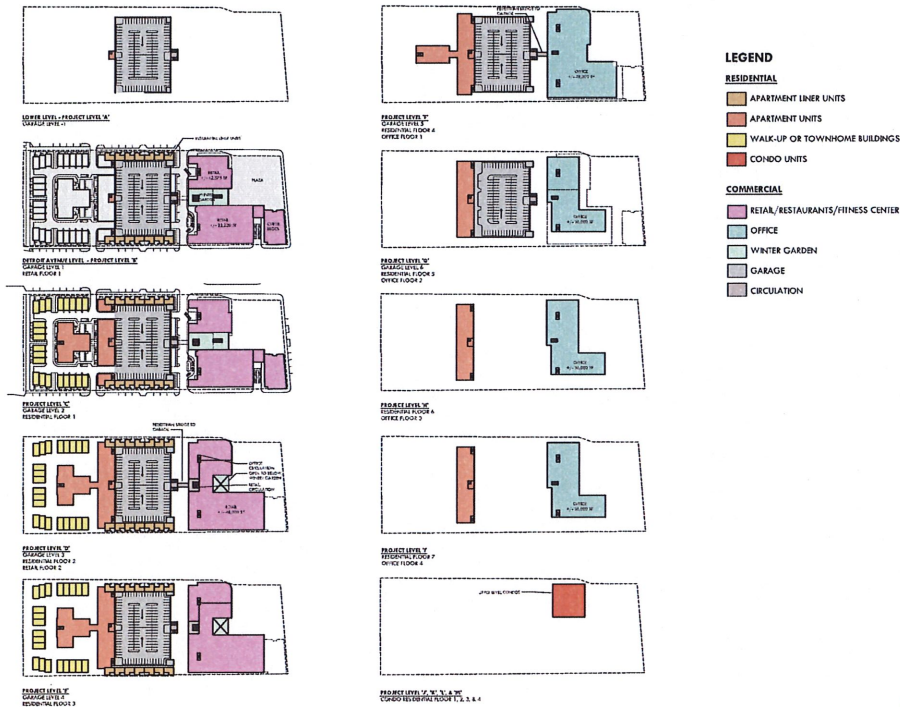
MINIMUM REQUIREMENTS:
38-44 WALK-UP OR TOWNHOME UNITS x 1.0 SPACES/DU = 44 SPACES
15 ADDITIONAL SPACES FOR THE FOR-SALE UNITS = 15 SPACES
42 LINER UNITS x 1.0 SPACES/DU = 42 SPACES
124 APARTMENT/CONDO UNITS x 1.0 SPACES/DU = 124 SPACES
84,175 SF OF RETAIL @ 2.0 SPACES/1,000 SF = 168 SPACES (AVAILABLE TO THE PUBLIC)
138,000 SF OF OFFICE @ 2.0/1,000 SF = 276 SPACES
CLEVELAND CLINIC PARKING = 75 SPACES
838 SPACES REQUIRED



Previous Site Plan

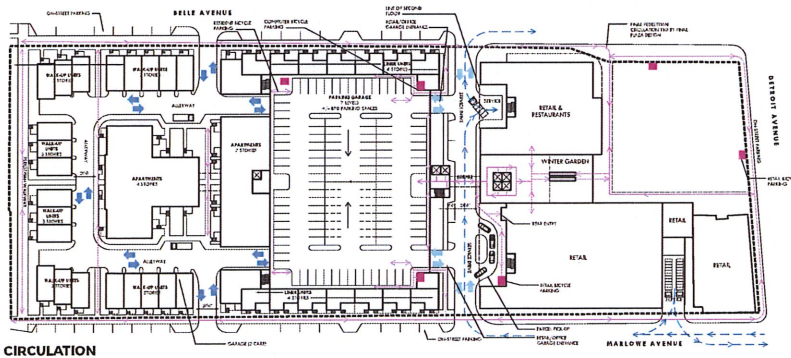
CARNEGIE
UNIVERSITY OF PITTSBURGH

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Project Levels

CARNEGIE RDL ARCHITECTS



Zoning Plan

SUMMARY

SITE INFO

5.9 ACRES

PROPOSED CIRCULATION

- PUBLIC DRIVE
- SEMI-PRIVATE DRIVE
- SERVICE ROUTE

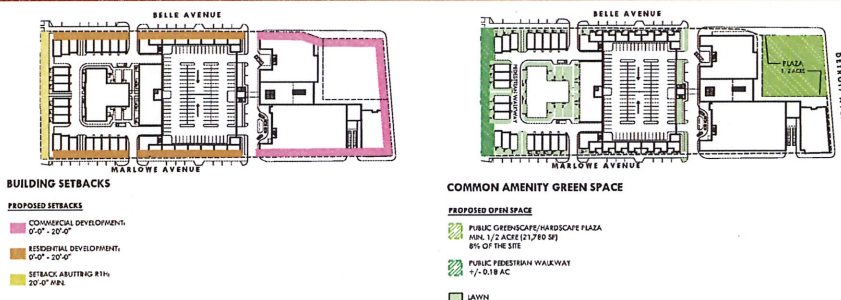
DRIVE AISLE WIDTHS VARY, SEE PLAN

PARALLEL PARKING: RANGES 8'-10' IN WIDTH

- MAJOR PEDESTRIAN ROUTES
- BICYCLE PARKING

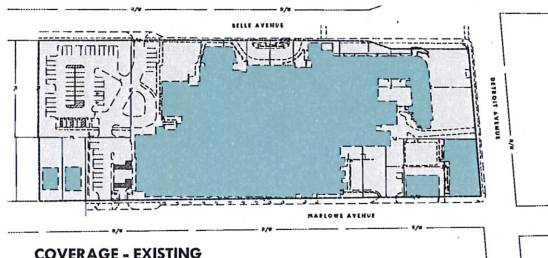
BUILDING HEIGHT

NO PRINCIPAL BUILDING SHALL EXCEED 175' IN HEIGHT MEASURED FROM THE GRADE AT THE BUILDING ENTRANCE TO THE TOP OF THE ROOF OR PARAPET



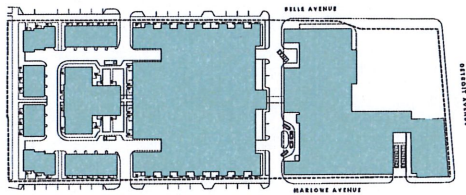
CARNEGIE RDL ARCHITECTS

Coverage Plan



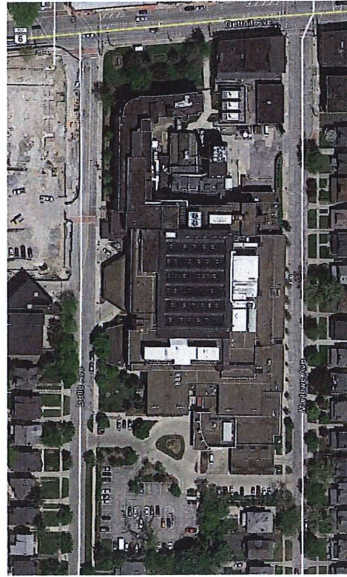
COVERAGE - EXISTING

BUILDING COVERAGE +/- 127,970 SF, 51% OF THE SITE
LOT COVERAGE +/- 206,480 SF, 81% OF THE SITE



COVERAGE - PROPOSED

BUILDING COVERAGE +/- 146,000 SF, 57% OF THE SITE
LOT COVERAGE +/- 208,220 SF, 81% OF THE SITE



EXISTING CONDITIONS

CARNEGIE

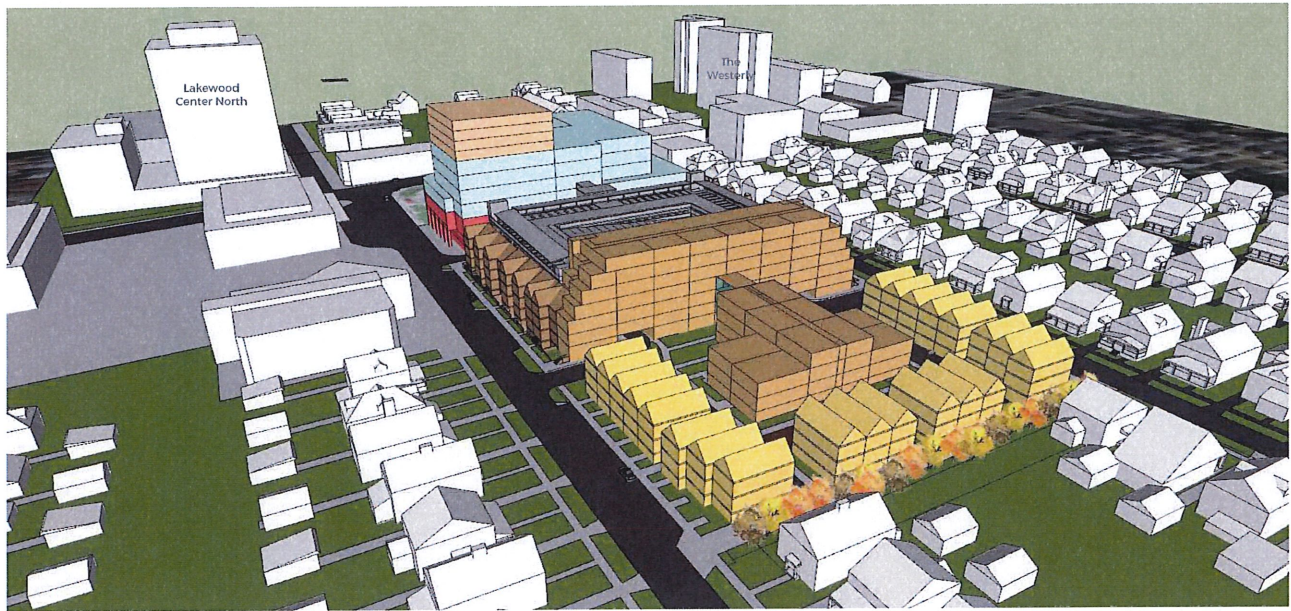
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View Looking Northwest

CARNEGIE

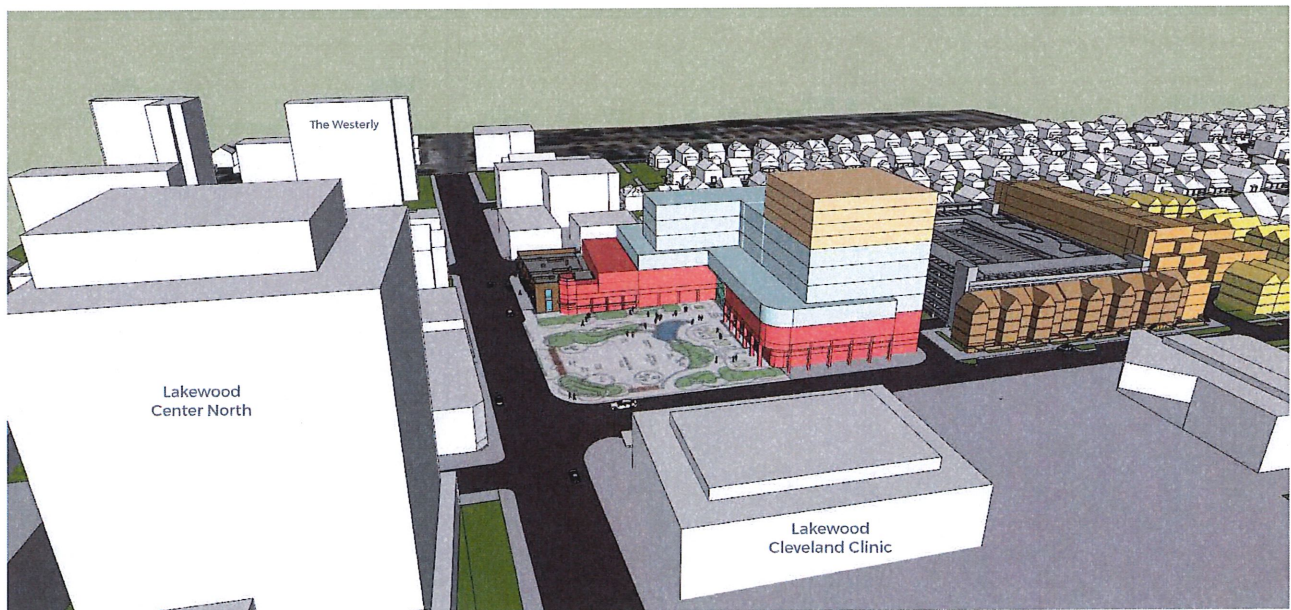
RDL
ARCHITECTS



View Looking Northeast

CARNEGIE

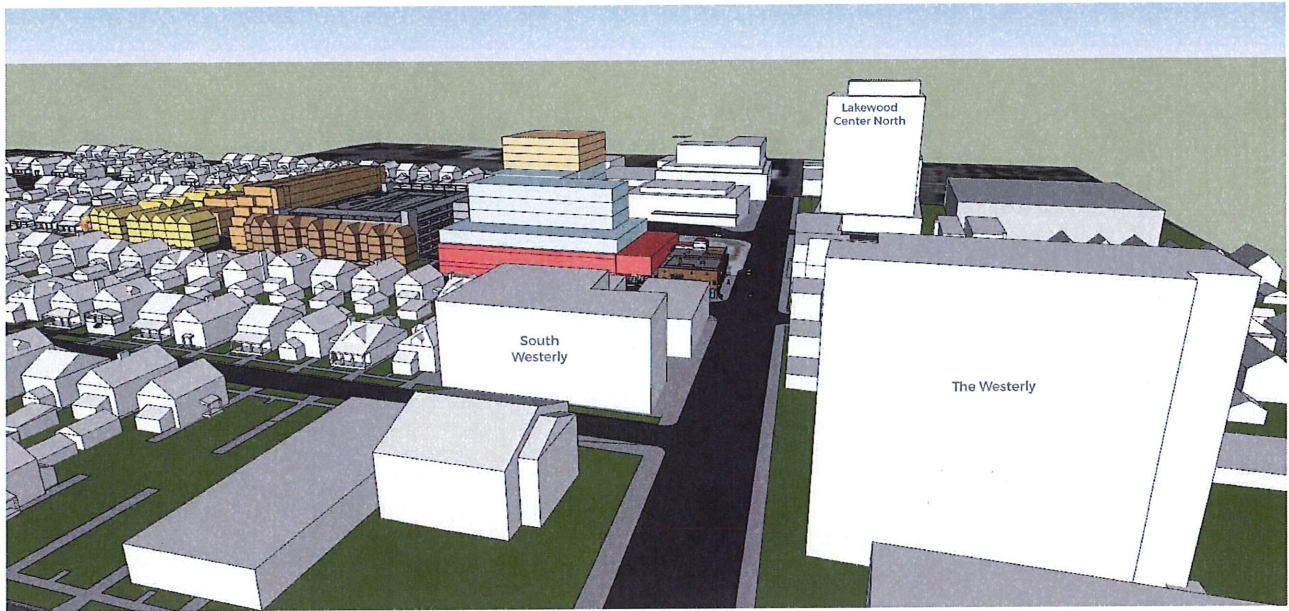
RDL
ARCHITECTS



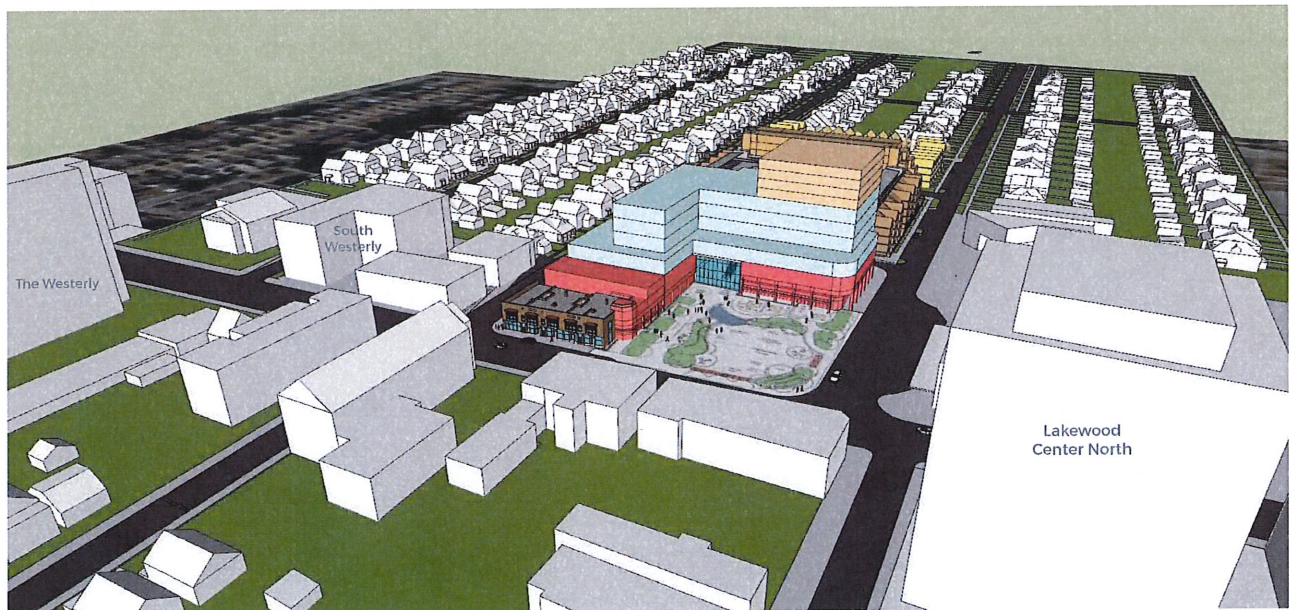
View Looking East

CARNEGIE

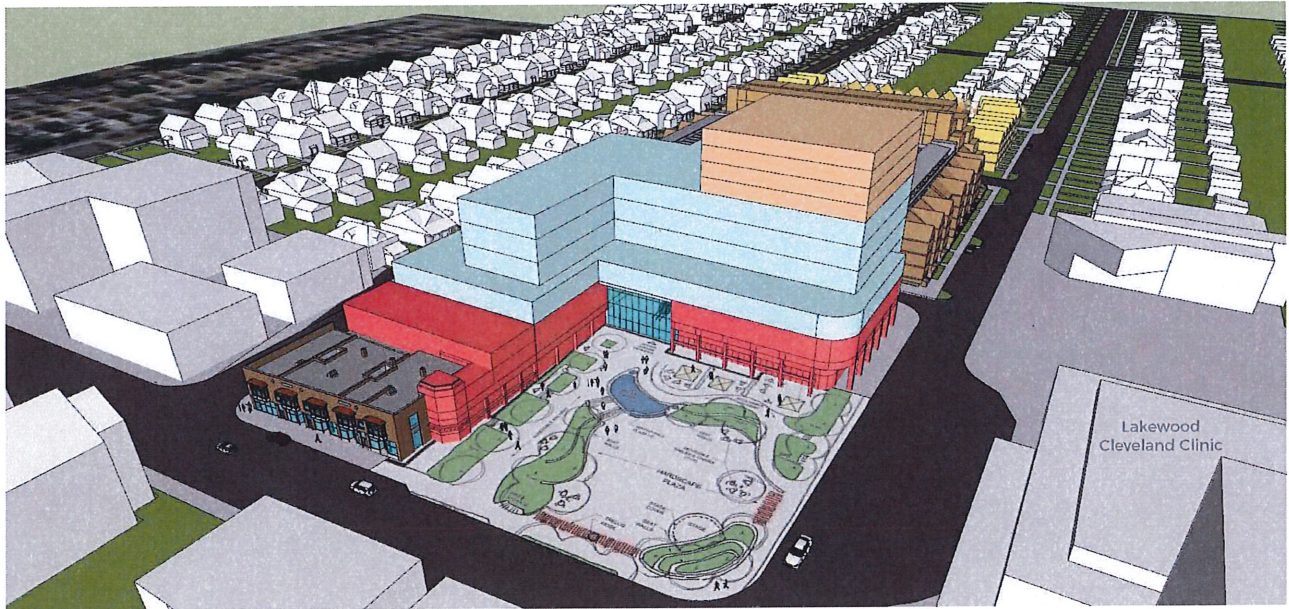
RDL
ARCHITECTS



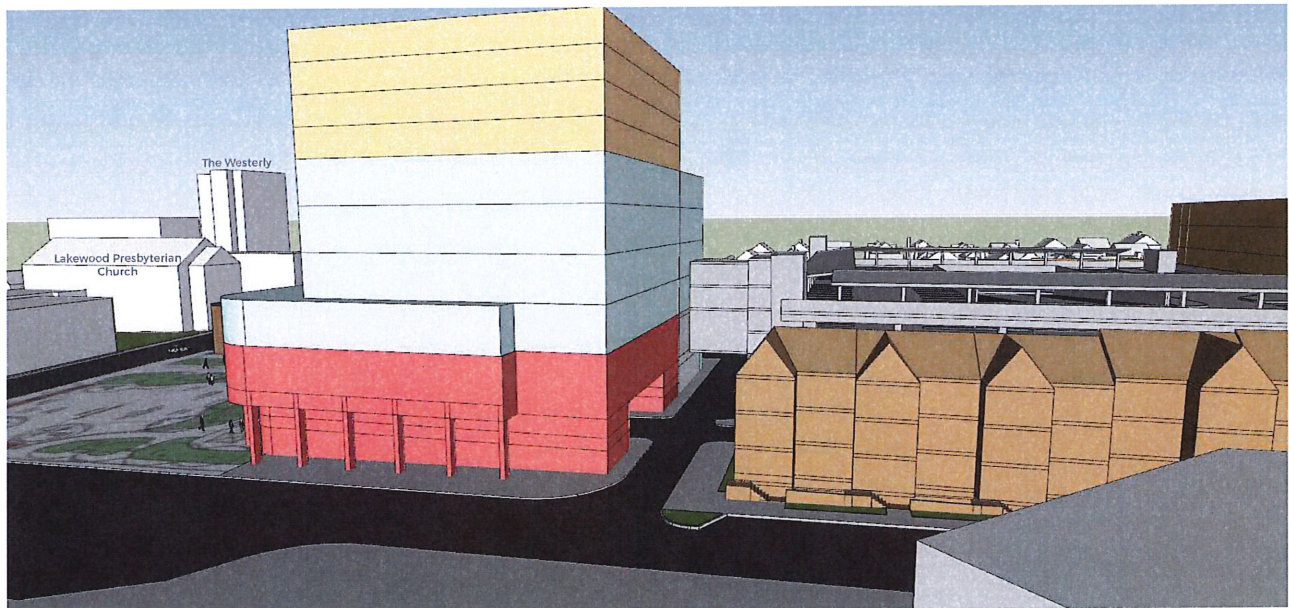
View Looking West



View Looking South



View Looking Southeast



View Looking East



Belle Ave. Looking North

 **RDL**
ARCHITECTS

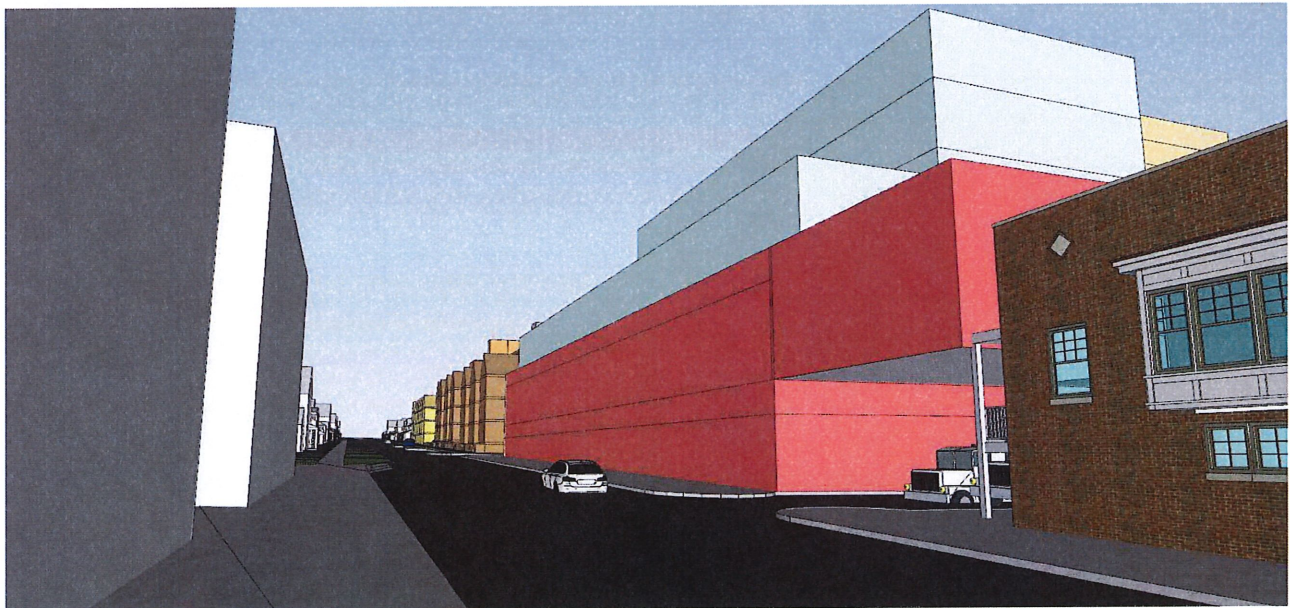


Marlowe Ave. Looking North

 **RDL**
ARCHITECTS

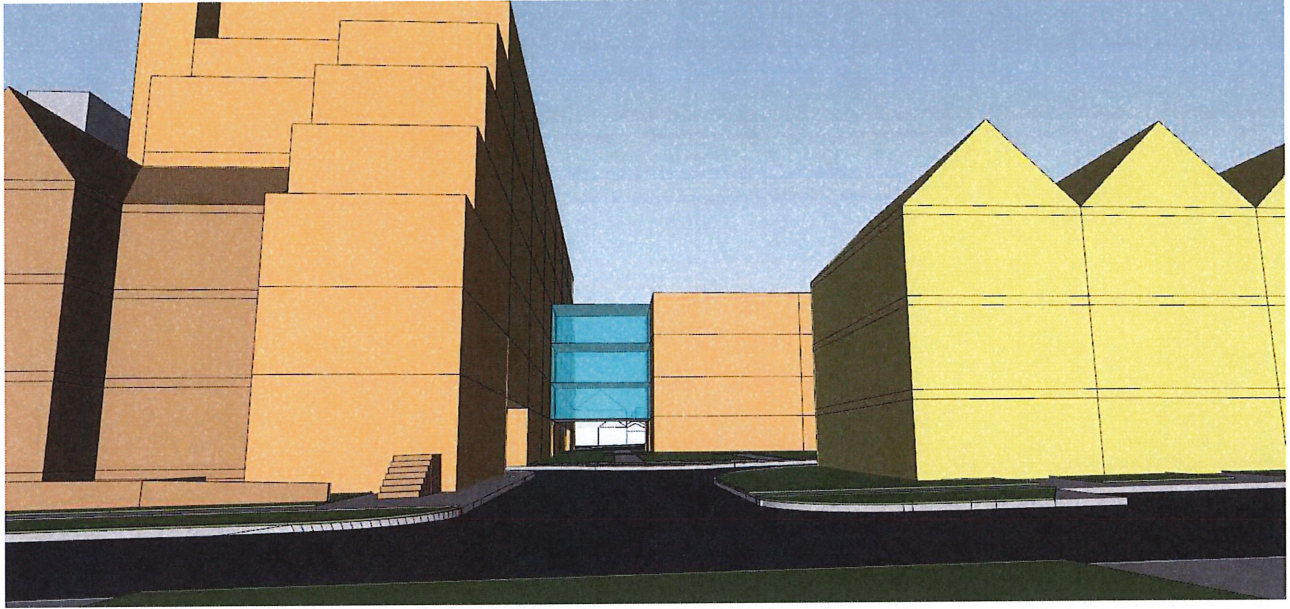


Southern Residential



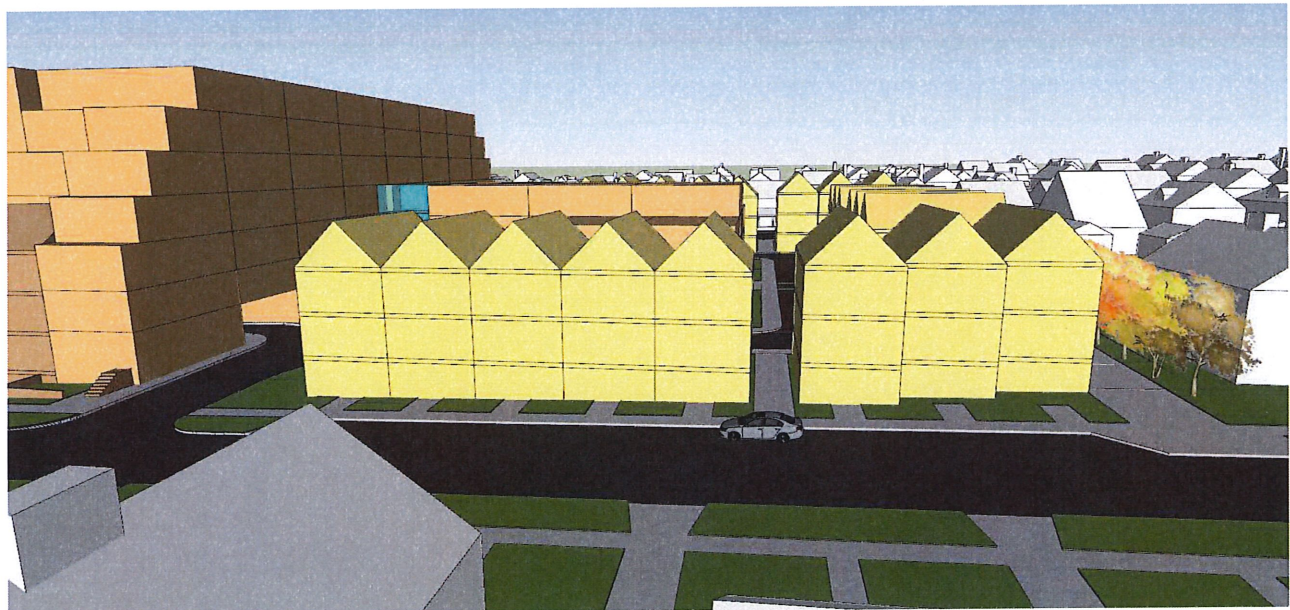
Marlowe Ave. Looking South





Looking East at Apartments

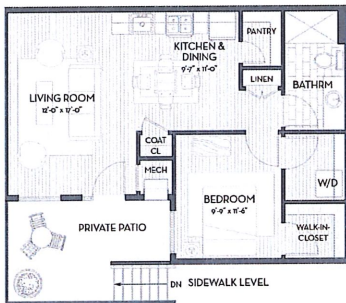
CARNEGIE
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ARCHITECTS



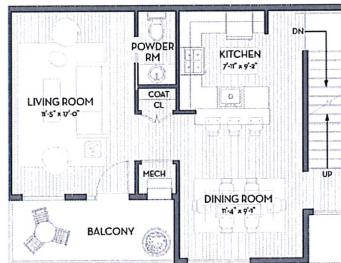
Belle Ave. Walk-ups

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RDL
ARCHITECTS

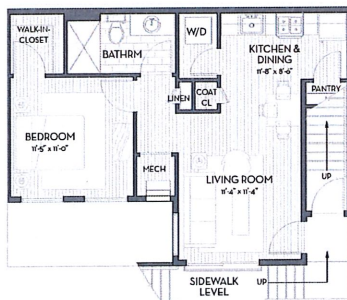
RESIDENTIAL LINER BUILDINGS



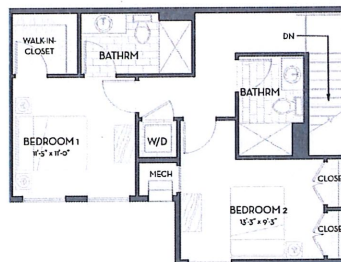
GARDEN UNIT
624 NET SF / 675 GROSS SF



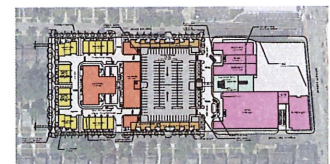
**UPPER FLOOR UNIT
MAIN LEVEL**
605 NET SF / 675 GROSS SF
UNIT TOTAL:
1,229 NET SF / 1352 GROSS SF



FIRST FLOOR UNIT
563 NET SF / 617 GROSS SF



**UPPER FLOOR UNIT
BEDROOM LEVEL**
624 NET SF / 675 GROSS SF
UNIT TOTAL:
1,229 NET SF / 1352 GROSS SF

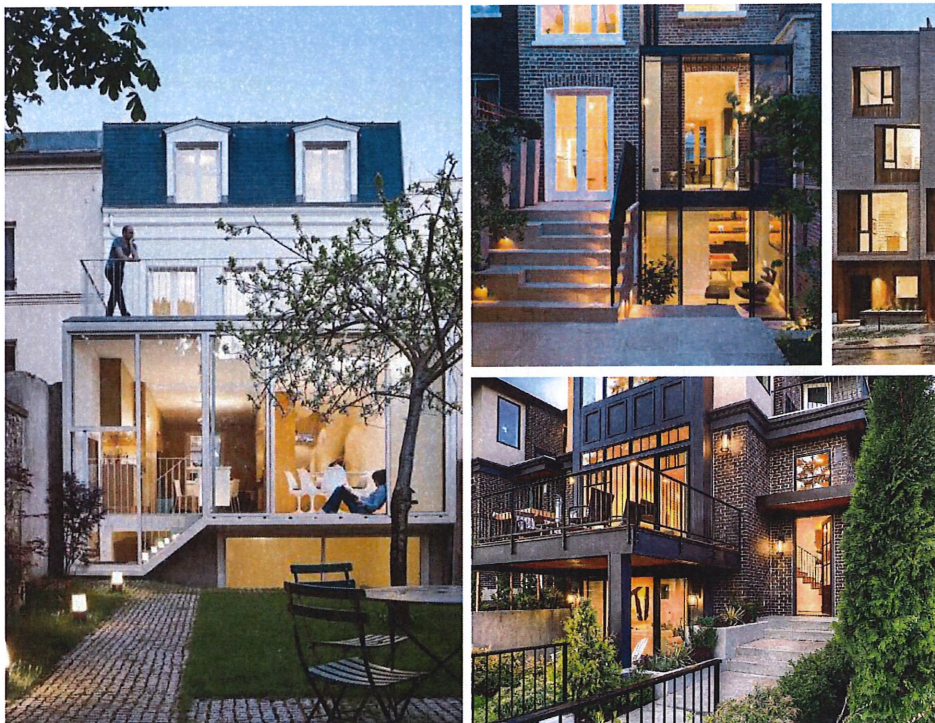




Brownstone Inspiration

 **CARNEGIE**
ARCHITECTS

 **RDL**
ARCHITECTS



Brownstone Inspiration

 **CARNEGIE**
ARCHITECTS

 **RDL**
ARCHITECTS

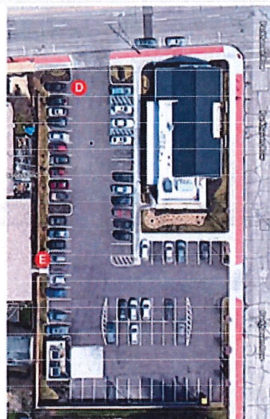


Brownstone Inspiration



Existing Site

- Former Bob Evans
 - A. 67 parking spaces
 - B. 79% impervious surface area
 - C. 13 trees on site
 - 1 along Detroit
 - 5 along Parkhaven
 - D. Parking spaces within 10' of Detroit
 - E. Pedestrian access to Hixson's

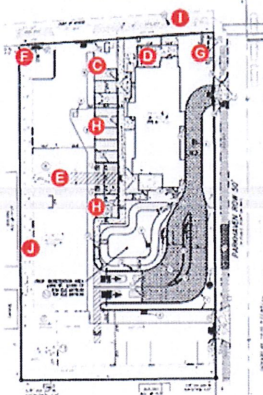


A Franchise of Raising Cane's
1002 Ridge St. | Columbus, OH 43215
614.550.4345
614.550.3009



Proposed Site Plan

- Raising Cane's Chicken Fingers
 - A. 43 parking spaces (35% reduction)
 - B. 66% impervious surface area (>5,000sf increase)
 - C. Parking spaces set back 22' (min) from Detroit
 - D. Patio seating along Detroit
 - E. Pedestrian connectivity from all parking areas
 - F. Public bench on Detroit
 - G. 4 additional bike racks
 - H. Pervious paving @ parking stalls
 - I. Electric car charging station
 - J. Pedestrian access to Hibson's

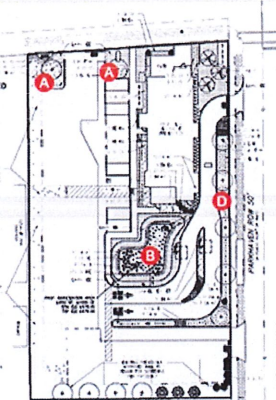


A Franchise of Raising Cane's
1062 Ridge St. | Columbus, OH | 43215
614.550.4244
614.550.3699



Proposed Landscape Plan

- Raising Cane's Chicken Fingers
 - A. Increased landscaping between parking lot and Detroit
 - B. Bioswale in drive-thru area (5x required water quality)
 - C. 25 trees on site (Increase of 12)
 - 4 along Detroit
 - 8 along Parkhaven
 - 7 along south property line
 - D. Increased landscaping along Parkhaven



A Franchise of Raising Cane's
1062 Ridge St. | Columbus, OH | 43215
614.550.4244
614.550.3699



Proposed Elevations

- Raising Cane's Chicken Fingers
 - A. All masonry facades with metal panel finishes at lower elements
 - B. Smaller windows to meet the architectural style of Lakewood
 - C. Masonry "infill" windows to keep repetition



3 NORTH ELEVATION



1 EAST ELEVATION



A Franchise of Raising Cane's
1002 Ridge St. | Columbus, OH | 43215
614.550.4348
614.550.3989



Proposed Elevations

- Raising Cane's Chicken Fingers
 - A. All masonry facades with metal panel finishes at lower elements
 - B. Smaller windows to meet the architectural style of Lakewood
 - C. Masonry "infill" windows to keep repetition



4 SOUTH ELEVATION



2 WEST ELEVATION

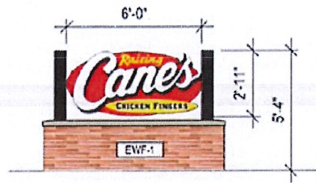


A Franchise of Raising Cane's
1002 Ridge St. | Columbus, OH | 43215
614.550.4348
614.550.3989



Proposed Monument Sign

- Raising Cane's Chicken Fingers
 - A. Locate where former monument sign was located
 - B. Masonry base to match building
 - C. Steel piers to tie into patio design



A Franchise of Raising Cane's
1002 Ridge St. | Columbus, OH 43215
614.580.4343
614.550.5889

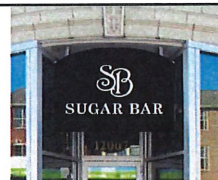




Architectural Board of Review
December 13, 2018

Summary Approved:

12005 Detroit Avenue
Sugar Bar



14233 Detroit Avenue
Chronic Tattoo

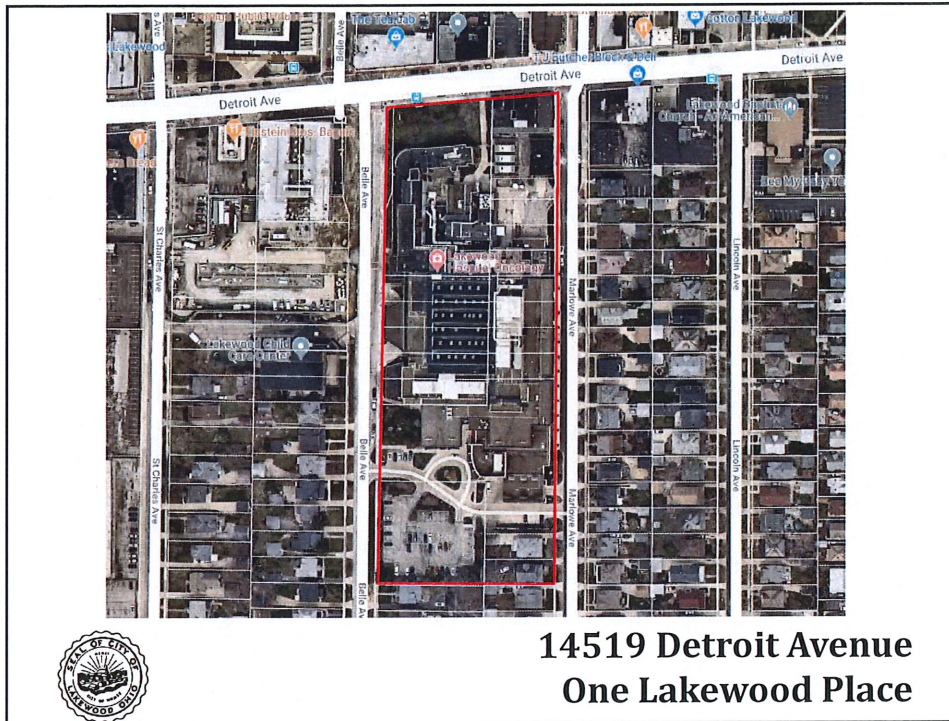


15613 Detroit Avenue
Fetch & Co



14005 Madison Avenue
Lucas Auto Center





Planned Development Approval Process

Request Tonight: Deferral

1. Planning Commission reviews plan for preliminary approval – approved December 6th, 2018
2. **Allows the developer and Architectural Board of Review to proceed to 1156.05 – Design Principles**
3. Planning Commission reviews and approves final development
4. Architectural Board of Review reviews and approves Final PD Plan to be in compliance with 1156.05
5. City Council approves Planned Development zoning

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

Planning Commission Approval December 6, 2018

Preliminary Plan Approval

1156.04(c)

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

1156.03

Prescribes items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

After a preliminary approval, Planning Commission and ABR will turn to 1156.05

- Building and Site Design
- Building Materials
- Pedestrian Access and Circulation
- Parking
- Landscaping and Screening
- Screening of roof-mounted equipment
- Streetscape Improvements
- Service Area and Mechanical Screening
- Signage
- Lighting
- Fences
- Urban Open Space
- Amenities

RDL Presentation

(1) Effect of approval of a Preliminary PD Plan.

A. An approved Preliminary PD Plan shall be valid for a period of twelve (12) months from the date of the Commission's action.

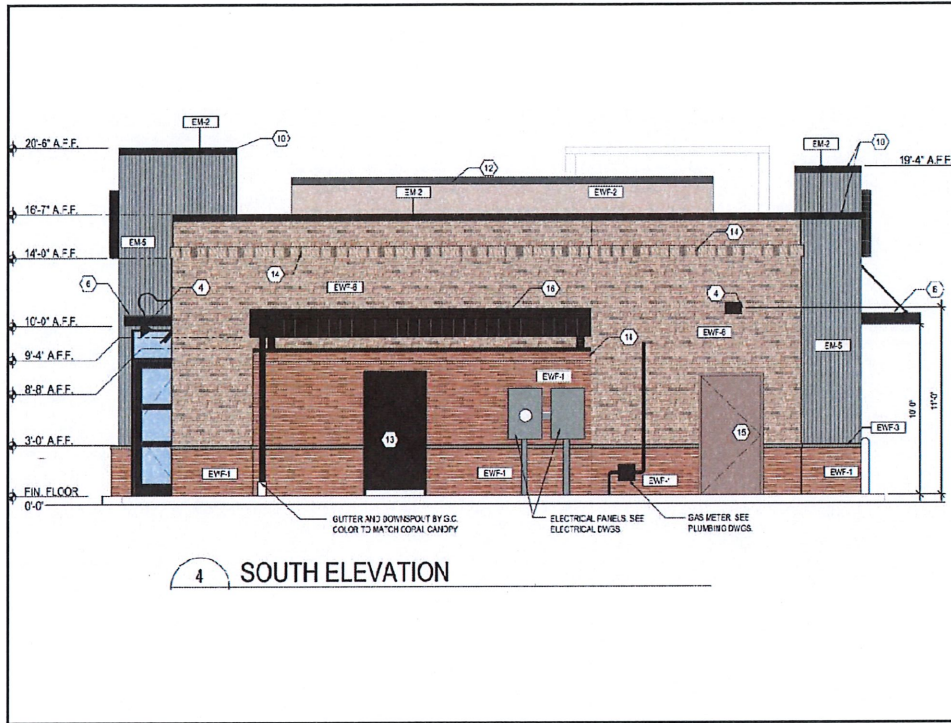
B. Application for approval of a Final PD Plan for all or any phase of the Preliminary PD Plan may be made at any time within the twelve (12) month period following the Commission's approval of the Preliminary PD Plan.

An approved application for a Final PD Plan for any phase or portion of the Preliminary PD Plan shall extend the life of the Preliminary PD Plan for an additional twelve (12) month period from the date the Final PD Plan is approved.

If the original or any successive twelve (12) month period expires before a completed application for a Final PD Plan approval is submitted, unless a different time frame is specified in the development agreement, the Preliminary PD Plan approval shall automatically lapse and be null and void and all of the properties included in the preliminary plan for which Final PD Plan approval has not been given shall be subject to the zoning and subdivision regulations otherwise applicable to them.

C. During the period an approved Preliminary PD Plan is effective, no subsequent change or amendment to this Code or any other governing ordinance or plan shall be applied to affect adversely the right of the applicant to proceed with any aspect of the approved development in accordance with the terms of such Preliminary PD Plan approval, except that the applicant shall comply with those local laws and regulations adopted subsequent to the approval of such Preliminary PD Plan if the Commission determines, on the basis of written findings, that compliance is reasonably necessary to protect the public health, safety, or welfare.



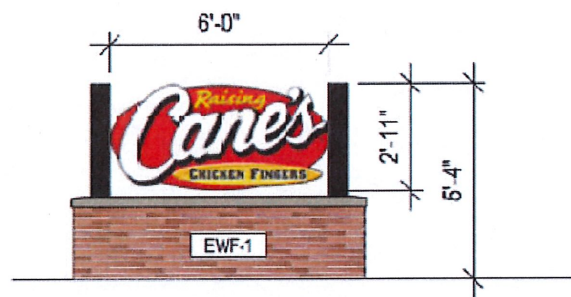








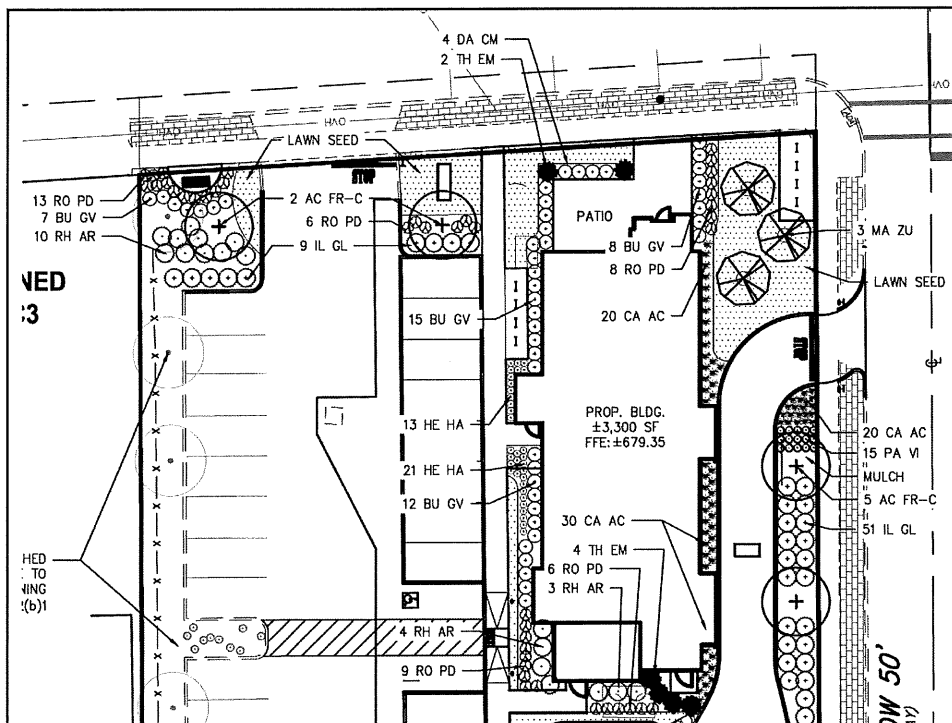
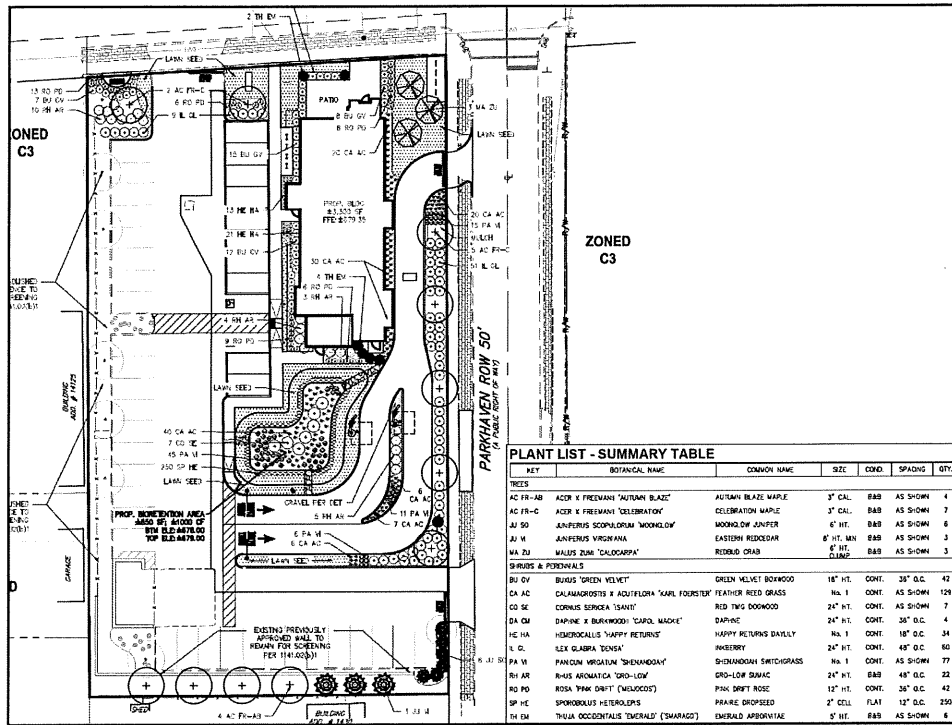
Mural Examples



5
A4.1

MONUMENT ELEVATION

SCALE: 3/16" = 1'-0"



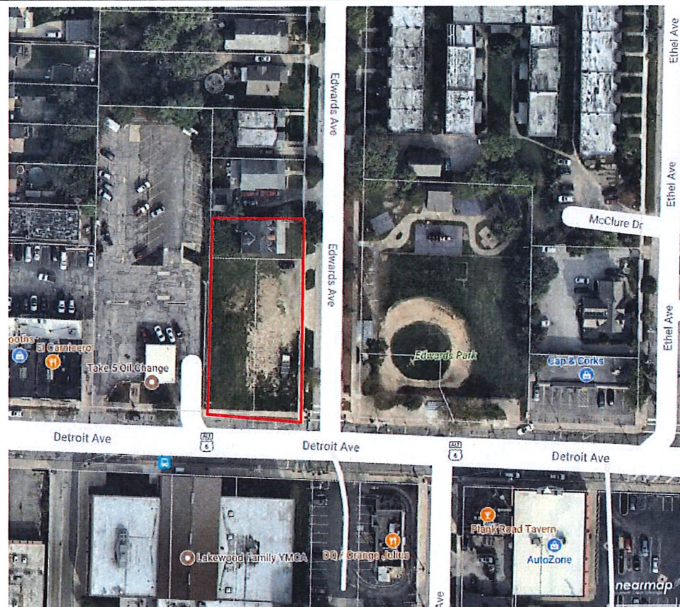
Sign Package:

4' x 8' Wall Sign – North	= 32 ft ²
4' x 8' Wall Sign – East	= 32 ft ²
15.5' x 9' Mural - East	= 139.5 ft ² *
4' x 8' Wall Sign – West	= 32 ft ²
6' x 3' Monument	= 18 ft ²
Total	= 253.5 ft²

Permitted 50 foot frontage x 1.5 = 75 ft²

338% Variance Requested

* 1329.04(e) Mural signs. Mural signs shall not exceed 100 square feet in area. (Ord. 2-16. Passed 4-18-2016.)



**16902 Detroit Avenue
Lakewood Truck Park**



Approved July 2018

















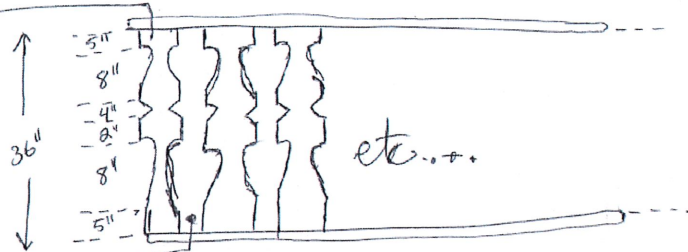
1503 Mars Ave





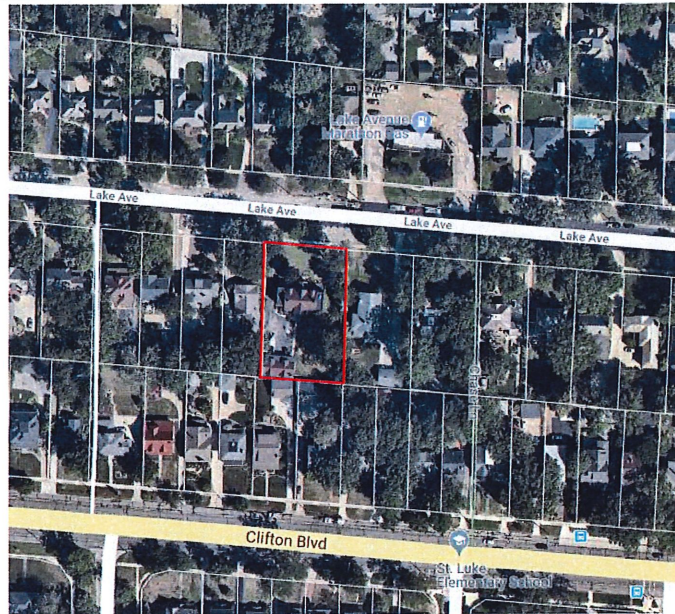
1503 Mars Ave. Design for Railing
 A Tear Drop design in the Top and Bottom of Each Railing Board. In the middle will be a Notch or sideways "V"

→ 1" x 6" (3/4" x 5") Board, Painted Tan Like the Bottom of House

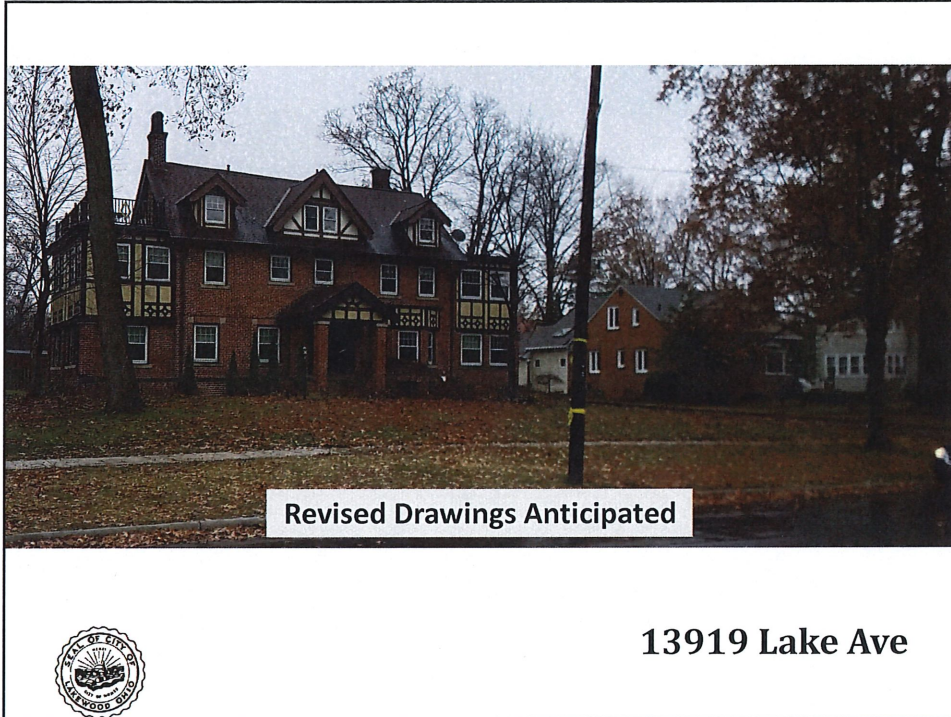


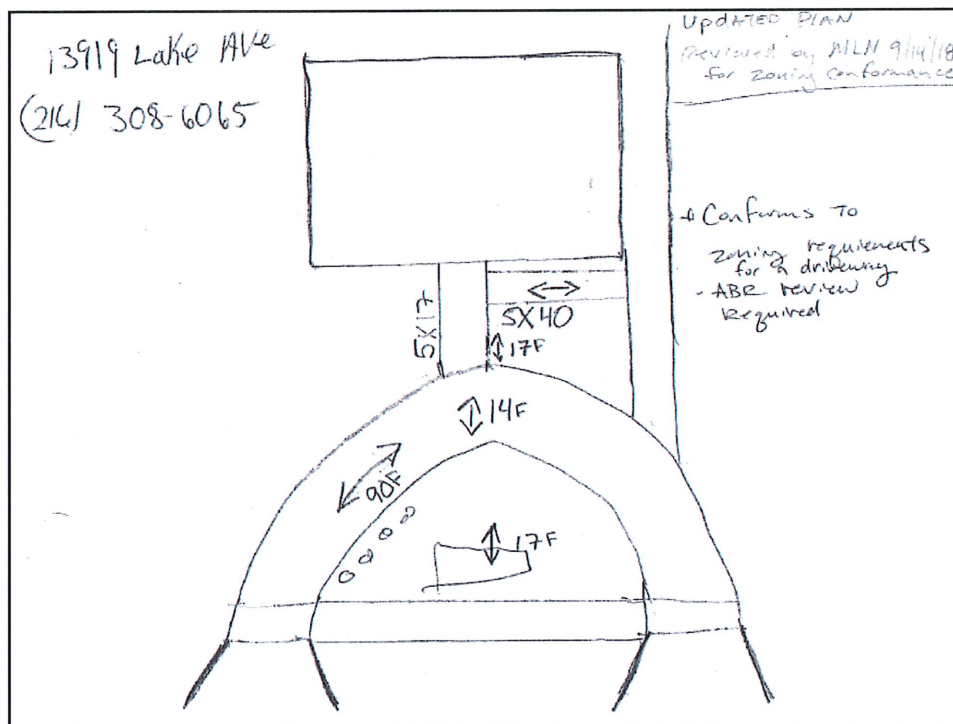
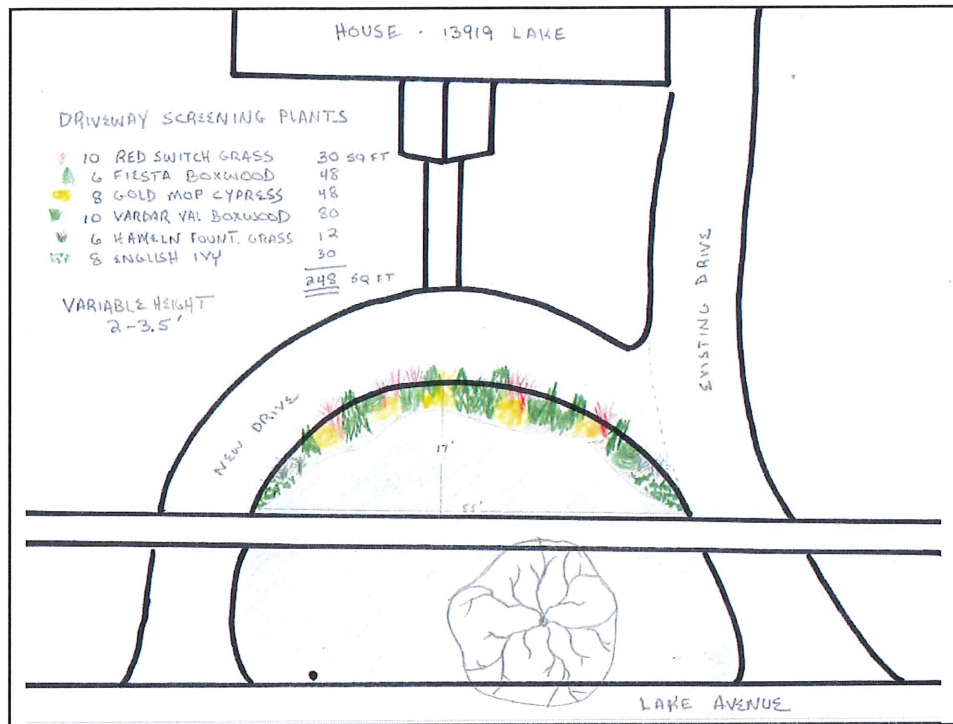
→ Board spacing 2.5" Apart

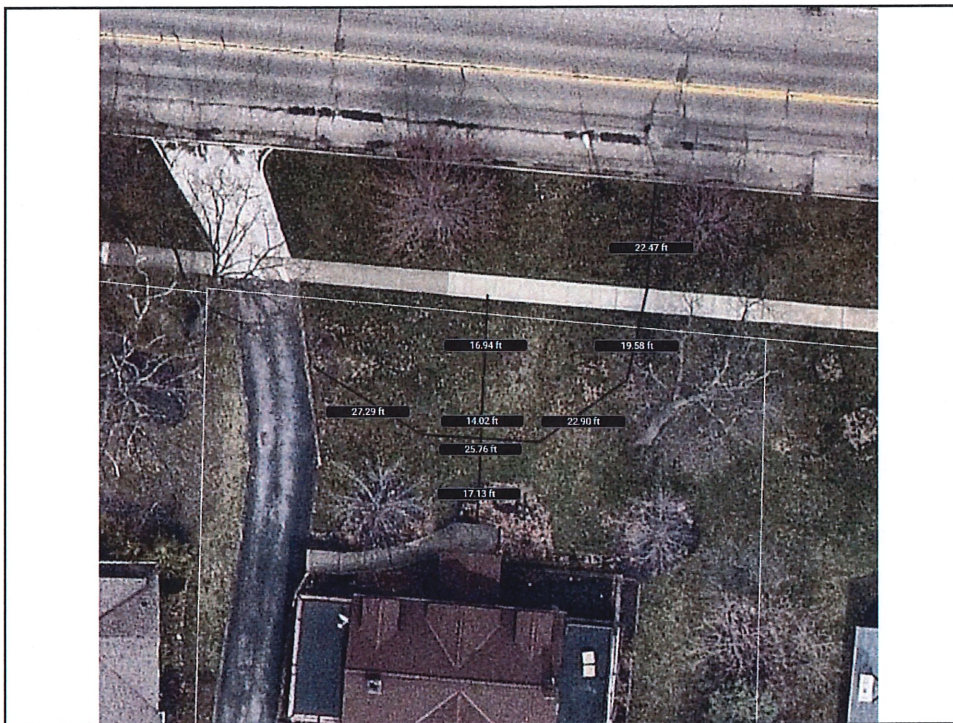
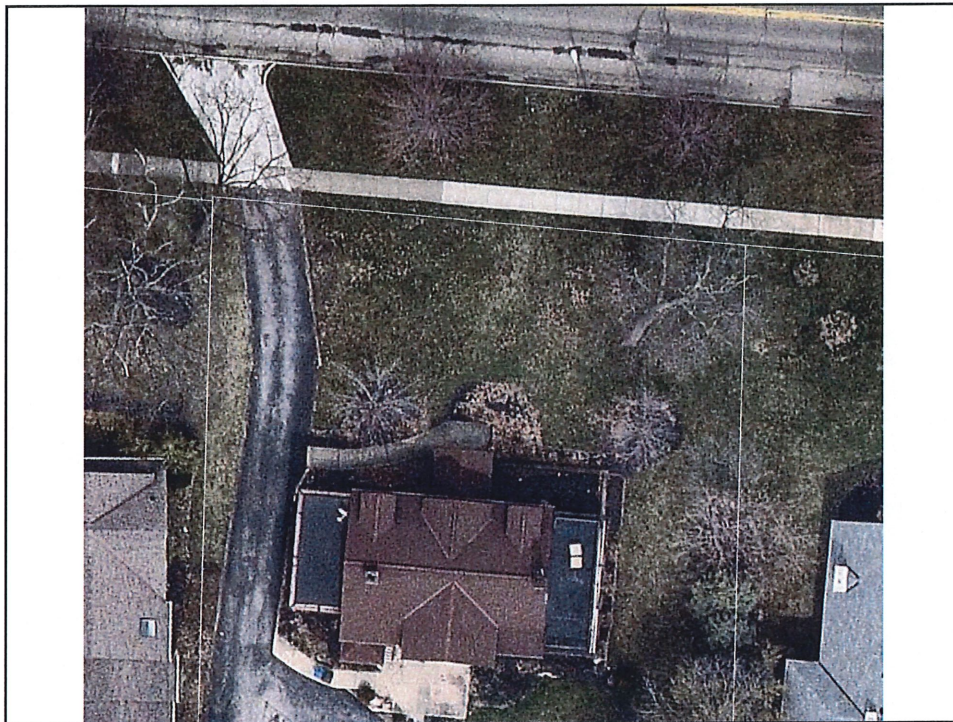
→ The Tear Drops for a Heart Shape Outline.



13919 Lake Ave





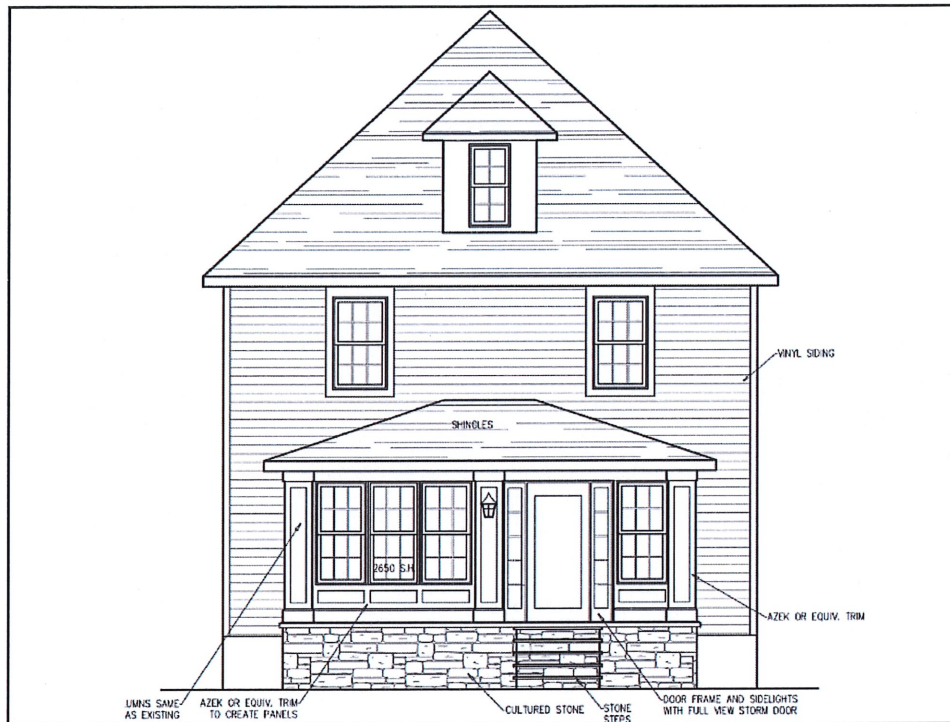






1603 Orchard Grove Ave





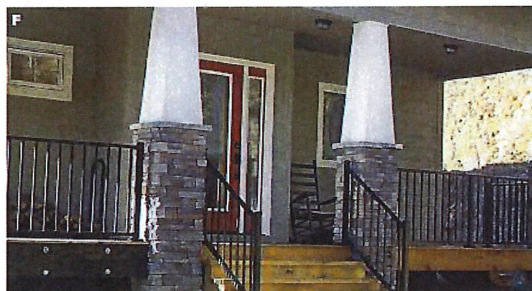
C10*

C101

SPECIFICATIONS

- Railing Heights: 36", 42"
- Railing Lengths: 4', 5', 6', 7', 8'
- Stair Rail Lengths: 4', 5', 6', 7', 8'
- C10 Baluster: 3/4" x 3/4" x (.045" wall)
- C101 Baluster: 3/4" Round (.050" wall)
- Baluster Spacing: 3.875", 3.625" Stairs
- Stylish Top Rail: 1-3/4" w (.090") x 1-3/8" t (.065")
- Bottom Rail: 1-3/4" w (.090") x 1-1/4" t (.120")
- Vinyl Insert Baluster Retainer (Top and Bottom Rails)
- Bottom Rail Support: 7", 8"
- Adjustable Gates: 36"W, 48"W, and 60"W Openings

NOTE: Baluster and spacing may vary by length.
All sections do not come out even on each end as shown above.

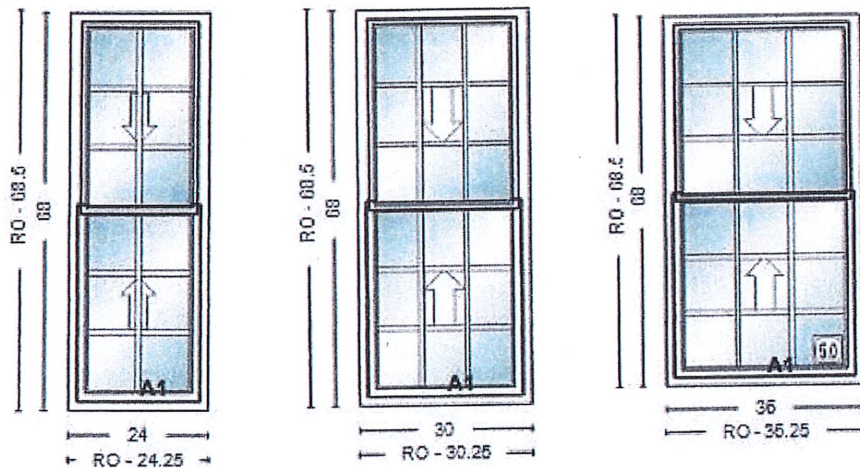
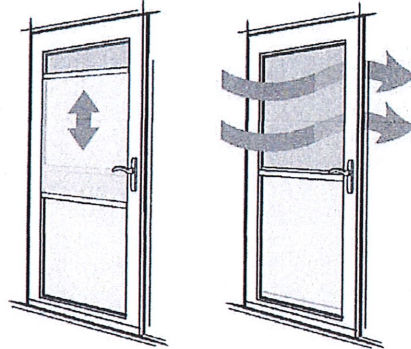


Internet #: 203207917

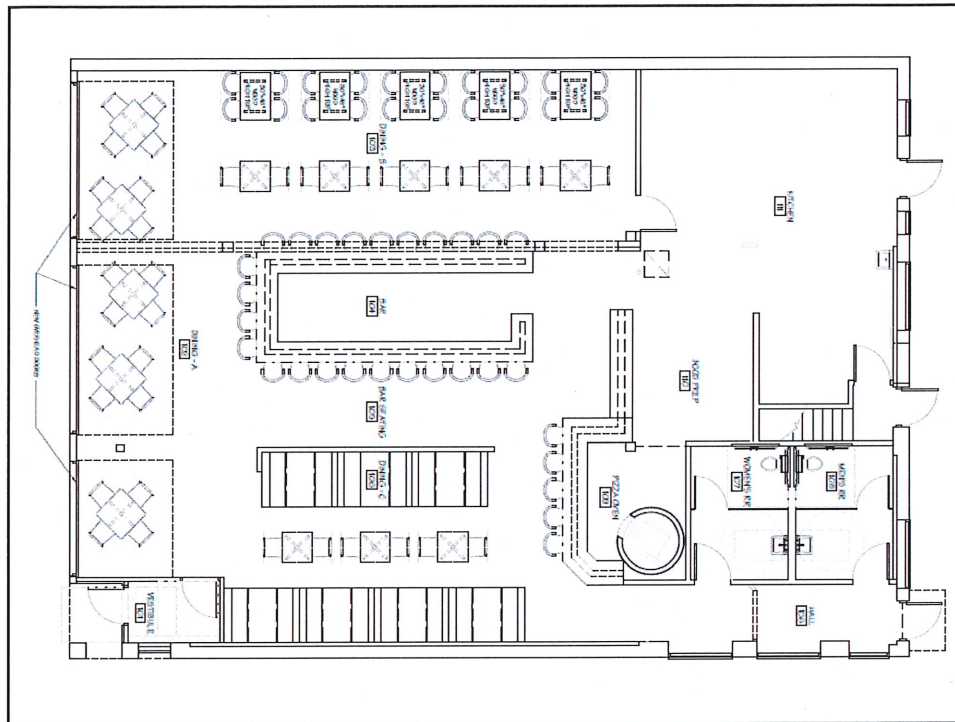
Product Name: Andersen® - 36 in. x 80 in. 2500 Series White Self-Storing Storm Door

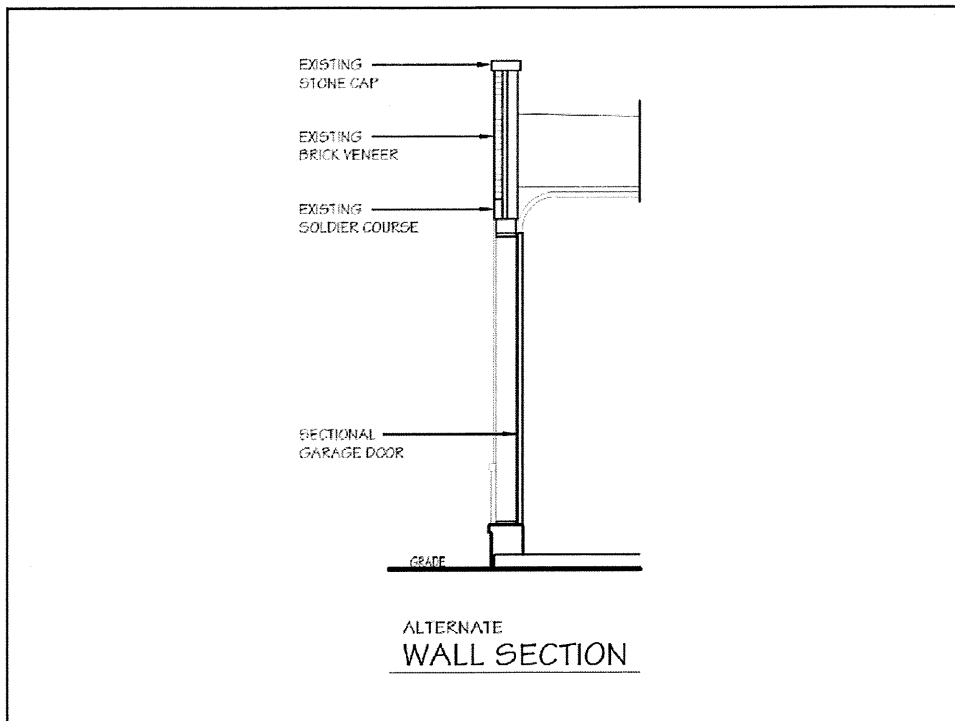
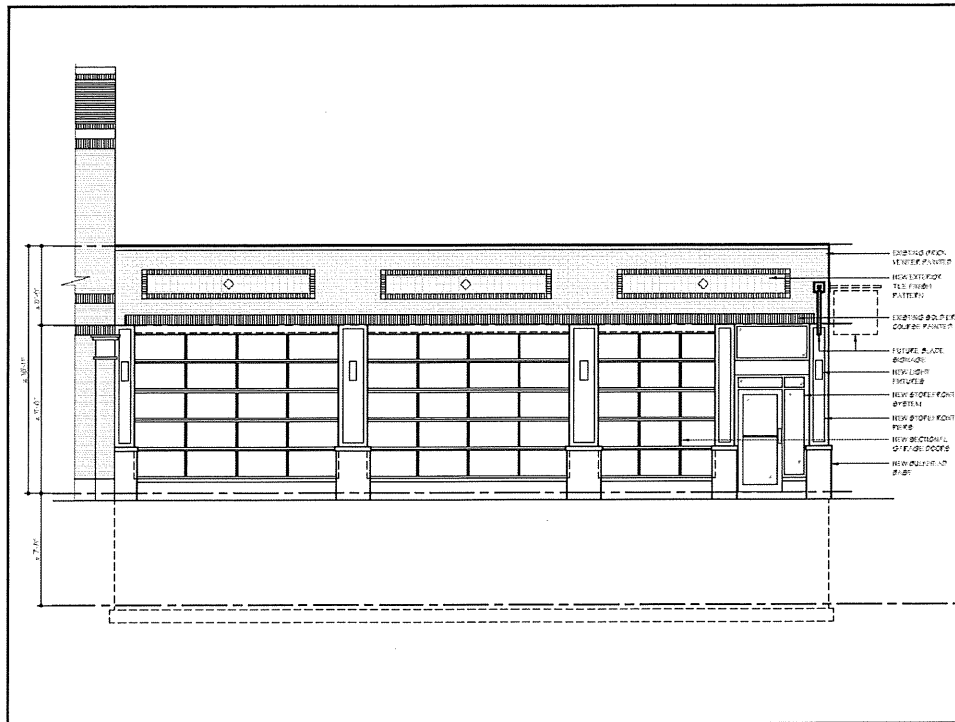
■ DIMENSIONS

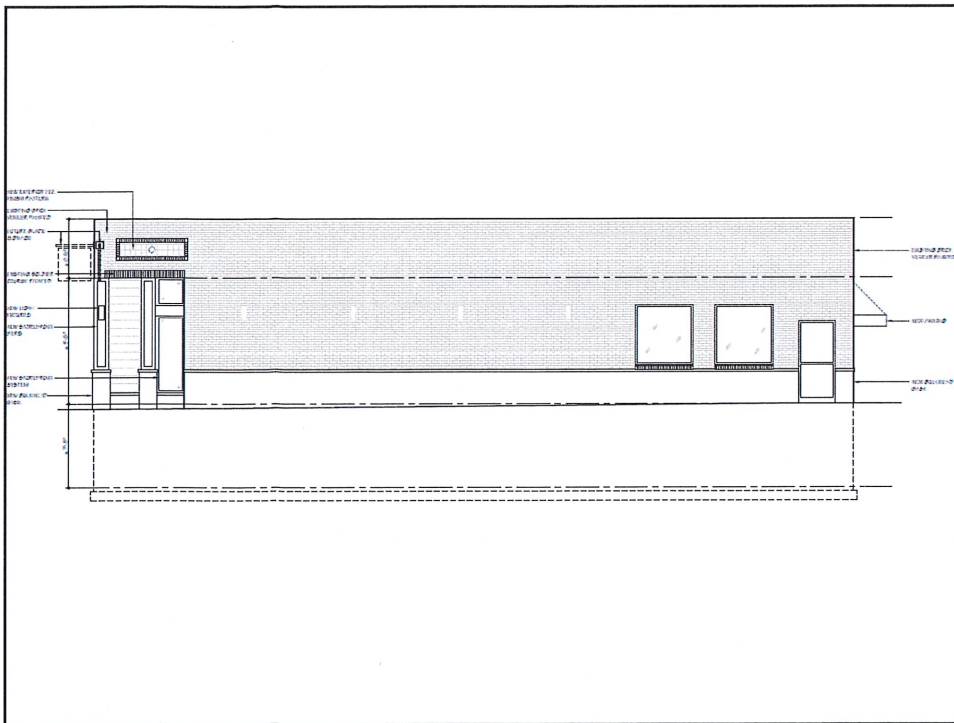
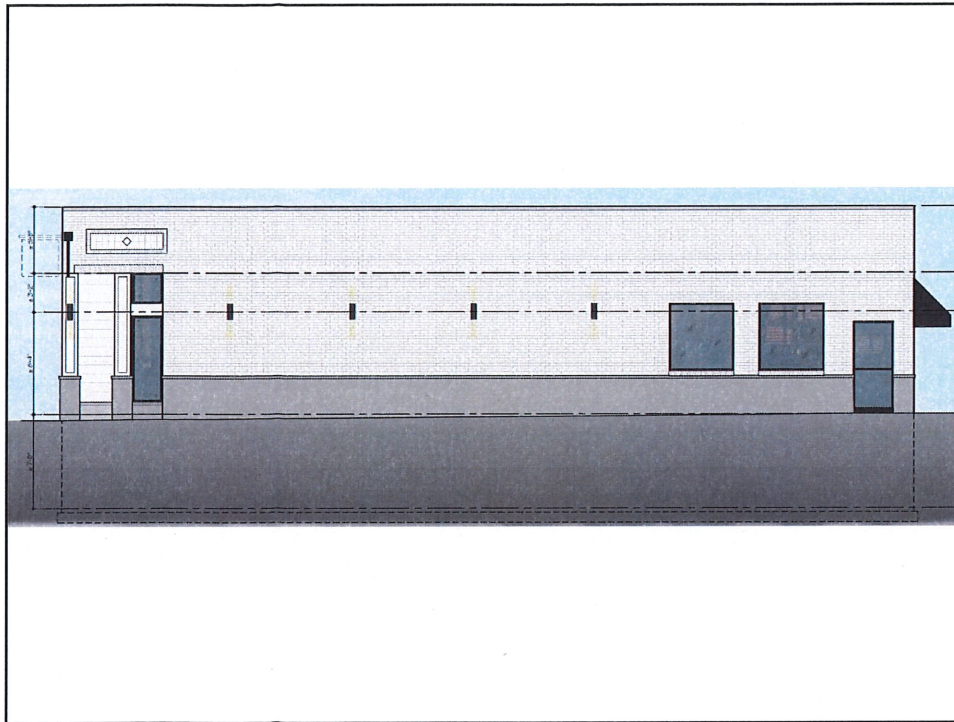
Assembled Depth (in.)	1.5
Assembled Height (in.)	81
Assembled Width (in.)	36.375
Door Size (WxH) in.	36 x 80
Door Thickness (in.)	1.25
Fits Opening Height (in.)	80 to 81
Fits Opening Width (in.)	35 3/4 to 36 3/8

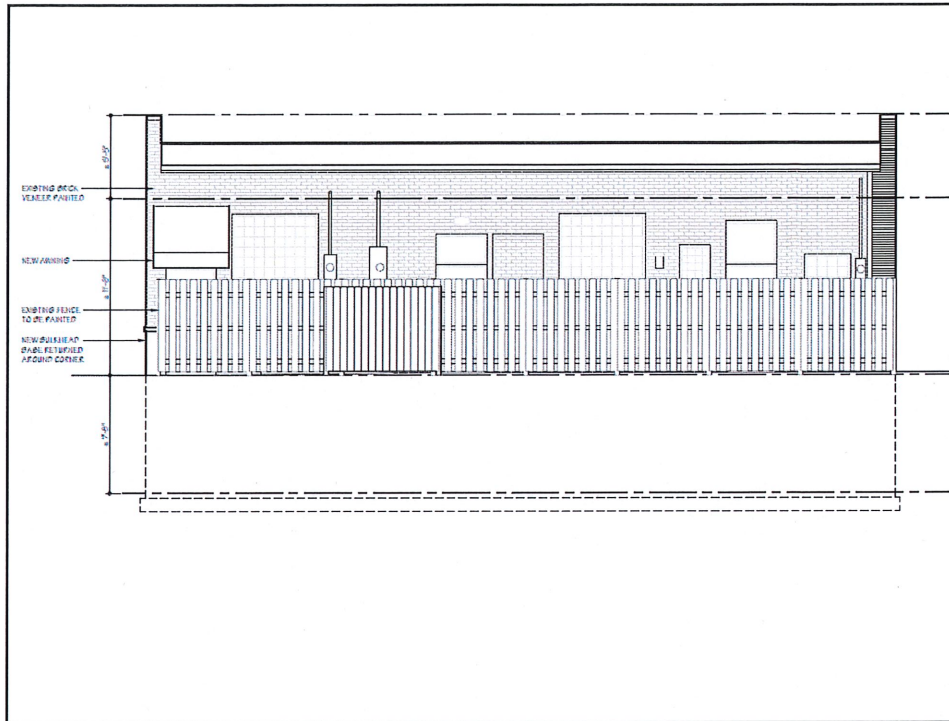












PRODUCT SPECIFICATION SHEET

CA-220 1 3/4" COMMERCIAL ALUMINUM DOOR

SERIES FEATURES

- 1 3/4" (44.5mm) - Thick Sections
- .065" Commercial Grade Aluminum
- Rust and Corrosion Free
- Ship Lap Section Joints
- 13 Standard Color Options
- Custom-matched Color and Powder Coating available
- Wide variety of glass glazing materials available
- Stucco Embossed or Smooth Aluminum solid panel sections also available

Cross Section

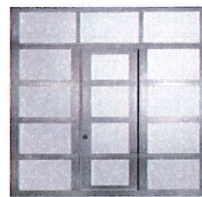


**1 3/4" (44.5mm)
Thick Sections**

MODEL FEATURES

- Heavy-duty Frame
- Pass Door Option

Pass Door Exterior View



CA SERIES LINKS

Click links for info.

[HOMEPAGE](#)

[BIM](#)

[BROCHURE](#)

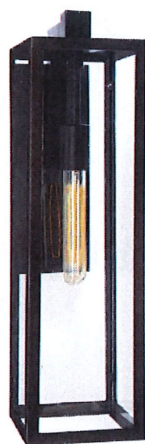
[SPECS](#)

[GALLERY](#)

[SPECWIZARD](#)



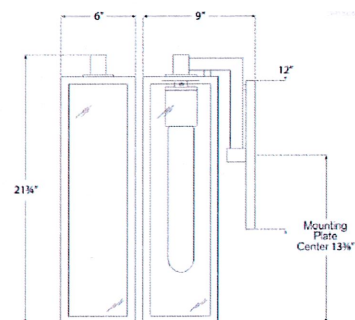
SPEC SHEET



Fresno Framed Long Sconce Item # CHD 2935AI-CG

Designer: E. F. Chapman

Height: 21.75"
Width: 6"
Extension: 9"
Backplate: 4.25" X 12" Rectangle
Finishes: AI, WZ
Glass Options: CG
Socket: E26 Keyless
Wattage: 60 T
©EFC DESIGNS



VISUAL COMFORT & CO. 651107

TECHNICAL DATA SHEET



EXTERIOR ELASTOMERIC MASONRY, STUCCO & BRICK PAINT NO. 68 WHITE



PRODUCT INFORMATION

BEHR PREMIUM® Elastomeric Masonry, Stucco & Brick Paint is a flexible, high-build coating designed to expand and contract, bridging hairline cracks in exterior, vertical masonry surfaces. This waterproofing coating is extremely durable and is mildew and dirt resistant. It has superior elasticity and elongation properties, stretching up to 600%. This 100% acrylic latex formula provides a breathable film, releasing moisture vapor that builds in walls. This low-sheen paint has excellent color retention and is available in 55 custom tinted colors.

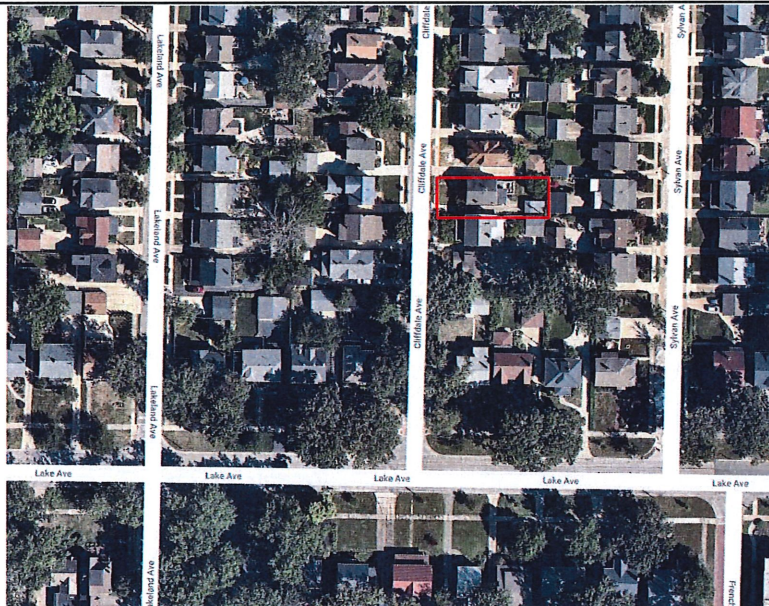
RECOMMENDED USES:

This product is ideal for use on properly prepared and primed vertical surfaces such as:

- Concrete Tilt-Up
- Concrete Block/CMU
- Cement Board Siding
- Brick
- Stucco
- EIFS

COMPLIES WITH THE BELOW AS OF 5/1/2016

SCAQMD	YES	AIM	YES
CARB	YES	LEED v.3 (2009)*	YES
OTC	YES	MPI	40
LADCO	YES		

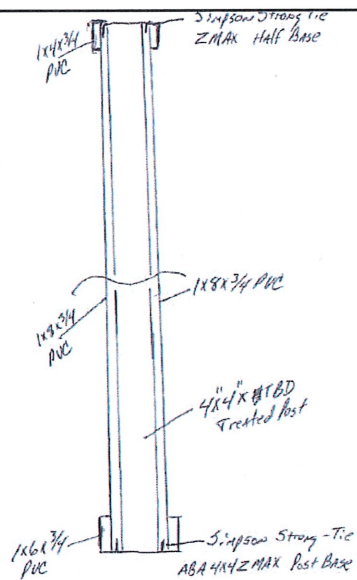


1075 Cliffdale Ave



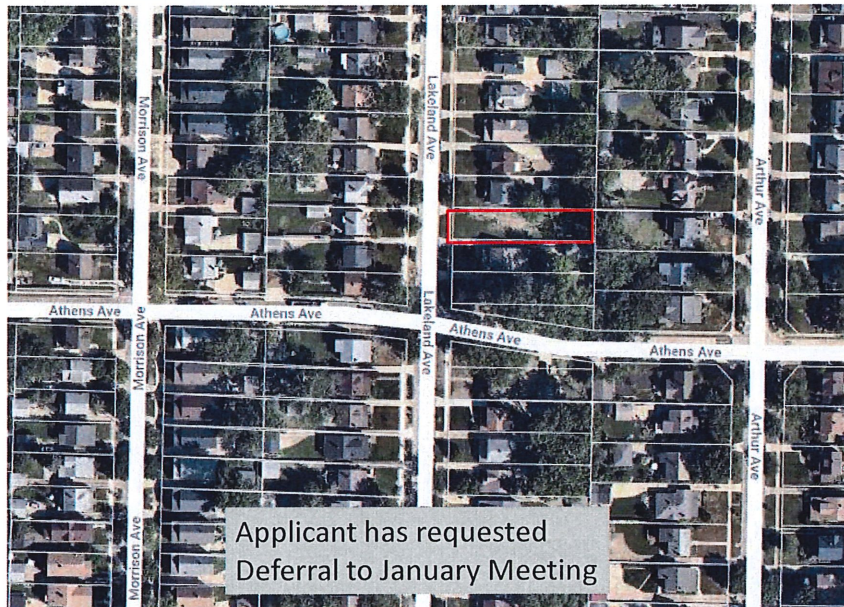
1075 Cliffdale Ave





Column Detail for Both
 4x4 Treated Post Anodized Top & Bottom
 Wraps in 3/4" PVC Boards
 with 3/4" Pop out Top & Bottom for Deco

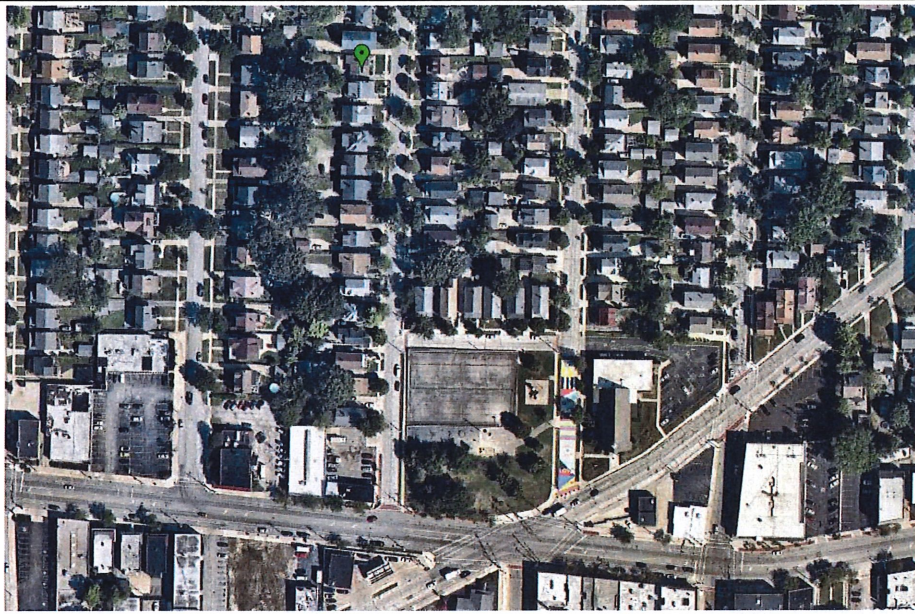
Desired Look
PVC Material (Handrails & Post)



Applicant has requested
Deferral to January Meeting



2091 Lakeland Ave

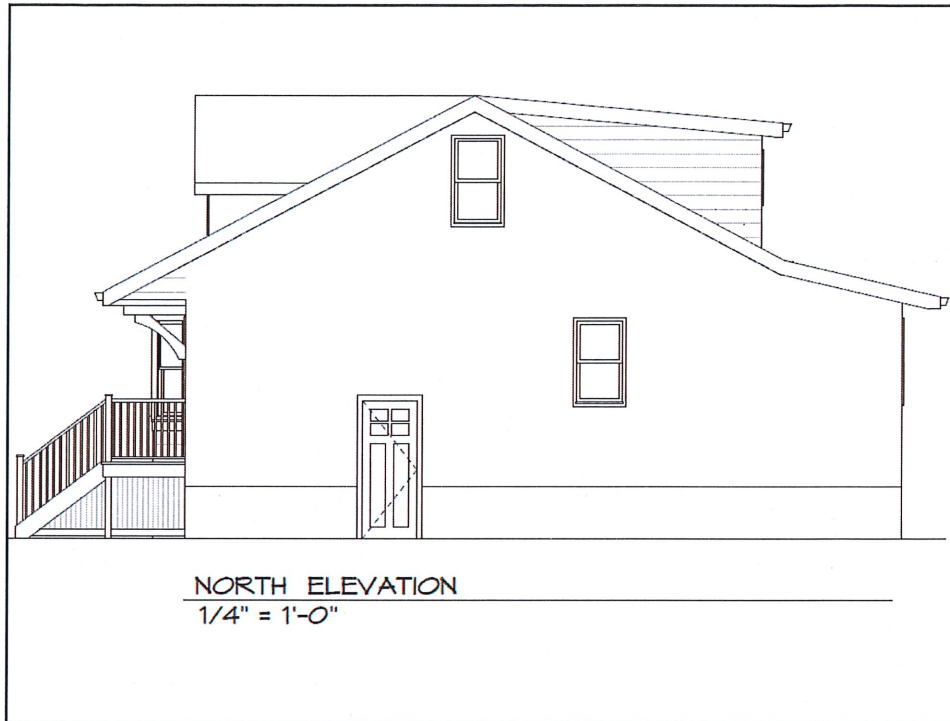


1612 Orchard Grove



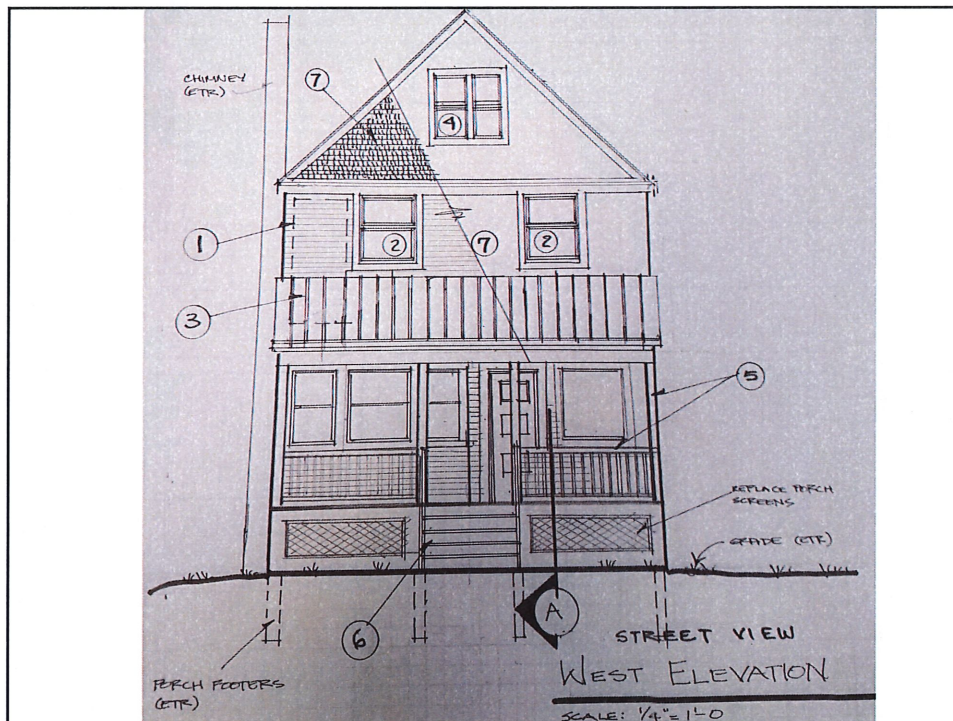
1612 Orchard Grove

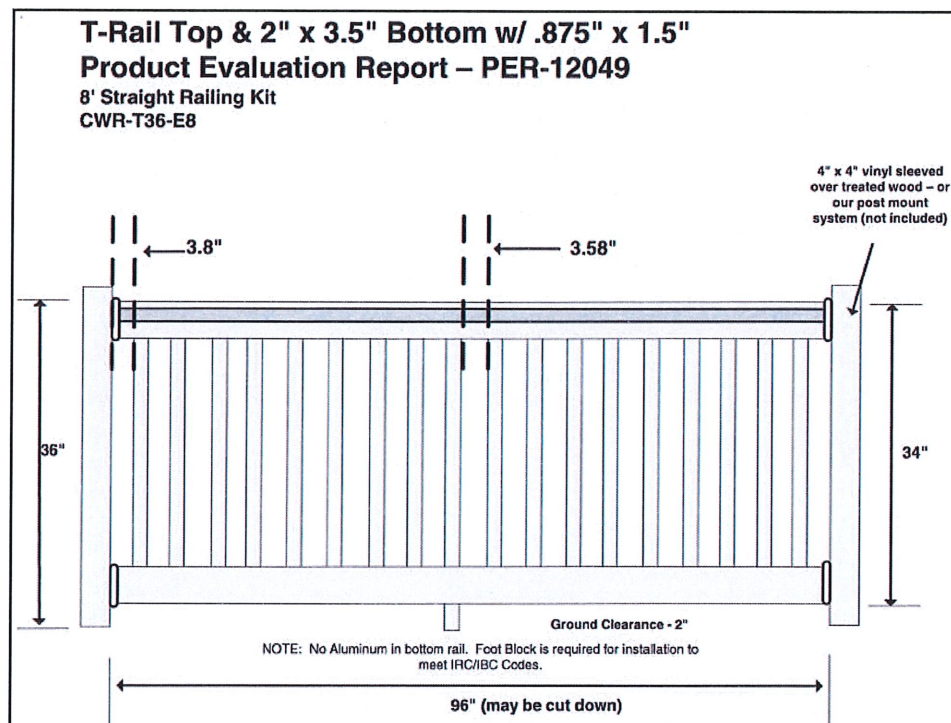
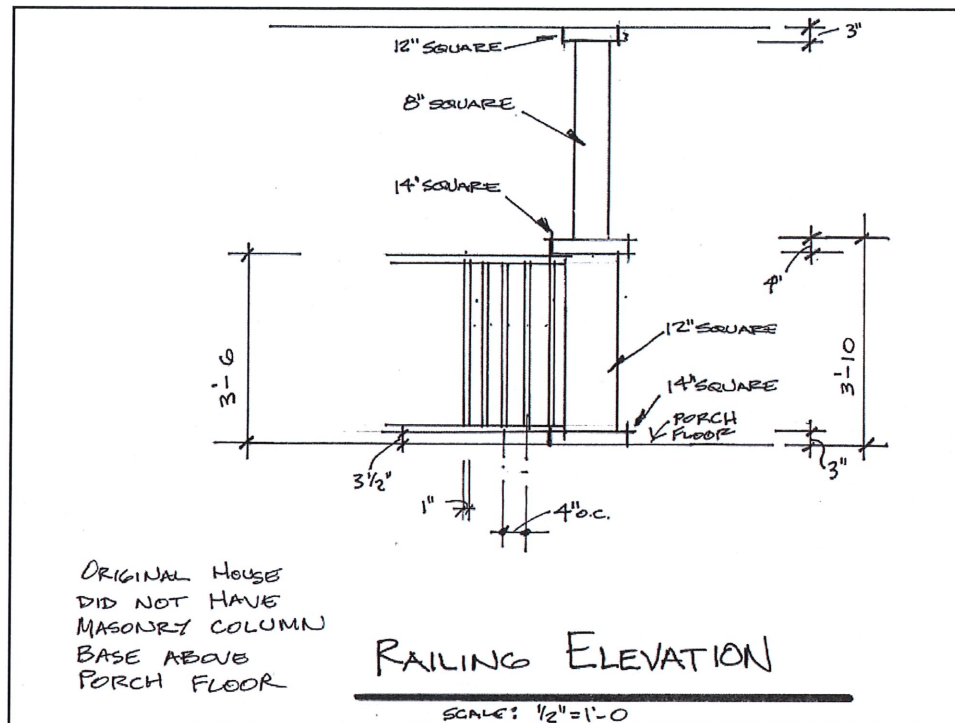


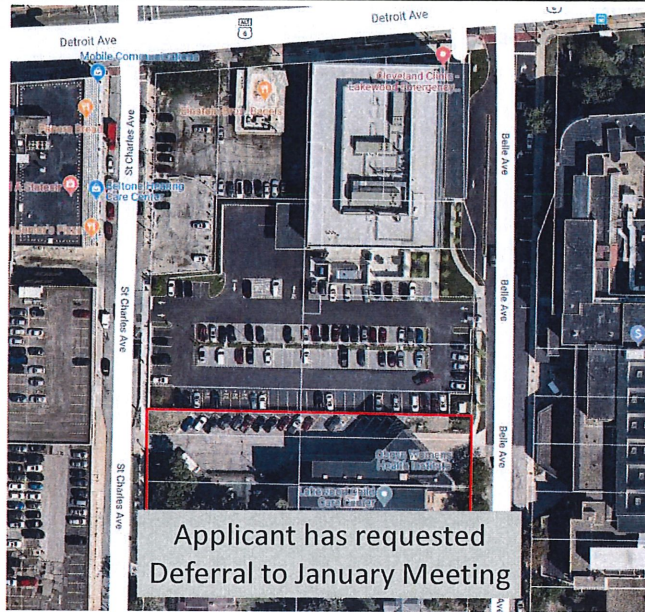




1253 St. Charles Ave







Applicant has requested
Deferral to January Meeting






**1450 Belle Avenue
Lakewood Child Care Center**



**17006 Madison Avenue
Blossom Cleveland**

BLISSON TO BE WHITE CUT OUT LETTERS

OVERALL GLASS AREA = 34.25'W X 57.50'H	OVERALL GLASS AREA = 34.25'W X 57.50'H	OVERALL GLASS AREA = 34.25'W X 57.50'H MAX HEIGHT THIS PANEL = 40.50'H	OVERALL GLASS AREA = 40.25'W X 57.50'H MAX HEIGHT THIS PANEL = 33.00'H
MAX HEIGHT THIS PANEL = 22.00'H	MAX HEIGHT THIS PANEL = 22.00'H		
			
EACH PANEL WILL BE CONTOUR CUT TO SHAPE OF "BUILDINGS" OUT OF DUAL VIEW VINYL WITH ADHESIVE ON FACE TO BE APPLIED TO INNER SURFACE OF WINDOWS			

Variance Request: More than 4 Colors